

**MINUTES OF A COMMITTEE MEETING OF THE BODY CORPORATE FOR ST JAMES COMMUNITY TITLES
SCHEME 19922 HELD AT LOT 19, 50 BOBLYNNE STREET, CHAPEL HILL, ON WEDNESDAY 10th of September 2025**

Averil Cook	Chair
Peter White	Secretary
Noel Kendall	Treasurer
Margaret Luscombe	Ordinary Member
Gerry Vanderstoep	Ordinary Member

Quorum: A quorum was constituted as five committee members were present.

Chairperson: Averil Cook chaired the meeting, declaring it open at 08:00.
Apology from Warwick Henry and Kevin Huckel

Item 1 Minutes of a previous meeting:

Averil moved that the minutes of the committee meeting held on the 6th of August 2025 be accepted as the true and correct record of that meeting. The motion was carried, with one abstention.

Item 2 Matters arising from the previous minutes:

Item 3 Confirmation on motion voted outside the committee meeting:

Item 4: Secretary's report: Peter reported that he had circulated the subject lines for email traffic to the committee for August 2025. Peter moved that the report be accepted. The motion was carried unanimously.

Item 5 Treasurer's report:

Noel tabled the August 2025 cash disbursements journal, totalling \$9,121.49. Noel moved that the payments be authorized, which was carried unanimously. Financial dashboard: Net assets, \$445,708.40, Profit and Loss \$ 20,385.51

Item 6: Gardening report

Gerry reported that both Ollies are back on the job. Gerry has asked Ollie Hardt to quote for mulching the Golden Pendas and replanting the roundabout gardens.

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Item 7 Maintenance report:

Gerry reported that he is arranging for electricians to inspect the streetlights outside lots 14 and 27.

Gerry moved that both reports be adopted. The motion was carried unanimously.

Item 8 General business:

Common Property Irrigation

Peter reported that this remains a work in progress. The work should be completed by the end of September 2025.

Roundabout Gardens

Gerry reported that Andrew Gabb has repaired and cleaned the brickwork on both roundabouts. As mentioned earlier, we are awaiting quotes from Ollie Hardt.

Bank Signatories

Peter reported that the Bank of Queensland has the matter in hand to authorise Gerry and Averil as signatories, but still requires Kevin's and Noel's signatures to finalise the process.

Budget 25/26

There was a general discussion on expenditure plans for the next financial year. The significant expenditure, other than the regularly occurring expenses, is the biennial pruning of the Golden Pendas. This is scheduled to happen in the second half of 2026.

On the revenue side, it was noted that two term deposits are due to mature in early 2026, and the rate of interest on these investments is expected to fall from 4.80 to 3.00%.

Item 9 Matters without notice:

Road Etiquette

The committee requests that all drivers adhere to the speed limit and refrain from driving over the grassed common property.

Item 10 Next meeting:

The next meeting will be at 8:00 on Wednesday, October 8th, 2025, at Lot 19.

Close of meeting:

There being no further business, the chair declared the meeting closed at 08:30

Confirmation of minutes:

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Chair's signature

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Date

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