

**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 4<sup>th</sup> of FEBRUARY 2026**

Averil Cook	Chair
Peter White	Secretary
Warwick Henry	Ordinary Member
Kevin Huckel	Ordinary Member
Margaret Luscombe	Ordinary Member
Gerry Vanderstoep	Ordinary Member

**Quorum:** A quorum was formed as six committee members were present.

**Chairperson:** Averil Cook chaired the meeting, declaring it open at 08:00

Apology from Noel Kendall

**Item 1: Minutes of a previous meeting**

Averil moved that the minutes of the committee meeting held on the 12<sup>th</sup> of November 2025 be accepted as the true and correct record of that meeting. The motion was carried unanimously.

**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 the last three months. Peter moved that the report be accepted. The motion was carried unanimously.

**Item 5: Treasurer's report:**

Kevin tabled the last three months' cash disbursements journal, totalling \$ 37,721.25. Kevin moved that the payments be authorised. The motion was carried unanimously.

Kevin reported that a term deposit matured on January 4, and the principal, interest, plus \$25,000, were reinvested for another twelve months.

Another term deposit is to mature on the 12<sup>th</sup> of February, and Kevin recommended that only the principal be reinvested, as a review of the cash flow for the balance of 2026 had been completed. The interest of approximately \$5,000 will be added to the current account. With the addition of these funds, the projected cash balance would be sufficient to meet expected expenses for the year.

Kevin moved that the report be accepted. The motion was carried unanimously.

Financial dashboard: Net assets \$448,625.16, Profit and Loss \$9968.79

**Item 6: Gardening report**

Gerry reported that all seems to be in order and that there will be some minor expenditure on plants for the entrance garden.

**Item 7: Maintenance report:**

Gerry reported that all was in order. Kevin asked Gerry to buy a hose reel as the one near lot 25 is broken. Gerry agreed.

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

**Item 8: General business:**

Email from Noel Taylor

Peter reported that he received an email from Noel on December 10<sup>th</sup>, before the Annual General Meeting, in which Noel outlined his thoughts on the AGM agenda item 12, the management of the body corporate. Noel asked that the email be tabled at this meeting. A copy of the email is attached. The committee thanked Noel for his support.

**Bank Signatories**

Peter advised that, following Noel's departure, the committee must amend the list of approved signatories. The bank signatories for 2026 are Averil Cook, Kevin Huckel, Gerry Vanderstoep and Peter White.

**Item 9: Matters without notice**

**Northern Roundabout Garden**

The committee thanks Marianne Huckel for her work in the garden.

**Lot 23**

Tree roots have caused a small section of the driveway to lift and create trip hazards. The area is on common property. Gerry has been asked to obtain quotes to resolve the issue.

**Item 10: Next meeting:**

The next meeting will be at 8:00 on Wednesday, April 8, 2026, 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

.....  
Date

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