**MINUTES OF A COMMITTEE MEETING OF THE BODY CORPORATE FOR ST JAMES COMMUNITY TITLES**

**SCHEME 19922 HELD AT LOT 28, 50 BOBLYNNE STREET, CHAPEL HILL, ON WEDNESDAY,6th of August 2025**

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| Attendances: |  |  |
|  | Peter White | Secretary |
|  | Noel Kendall  Warwick Henry  Kevin Huckel | Treasurer  Ordinary member  Ordinary member |
|  | Margaret Luscombe  Gerry Vanderstoep | Ordinary member  Ordinary member |
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**Quorum:** A quorum was constituted as six committee members were present.

**Chairperson: Noel Kendall** chaired the meeting, declaring it open at 08:00.

Apology from Averil Cook

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

Noel moved that the minutes of the committee meeting held on the 4th of June 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 June/July 2025. Peter moved that the report be accepted. The motion was carried unanimously.

**Item 5 Treasurer’s report:**

Noel tabled the June/July 2025 cash disbursements journal, totalling $.21,357.61. Noel moved that the payments be authorized, which was carried unanimously. Financial dashboard: Net assets, $441,501.26. Profit and Loss $ 16,178.37

**Item 6: Gardening report**

Gerry reported that the issue of irregular mowing had been addressed, and the work on the front entrance garden has now been completed..

**Item 7 Maintenance report:**

Gerry reported there were no significant issues.

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

**Item 8 General business:**

Painting

Gerry reported that Andrew Gabb has completed all the work.

Common Property Irrigation

Peter reported that this is a work in progress.

BCCM Regulations

Peter advised that the BCCM Form 13, Seller's Information Certificate, has been replaced with BCCM Form 33.

URL: <https://www.publications.qld.gov.au/dataset/da1c8580-e948-42be-8f78-1c95339a00b9/resource/1396e9b2-ce27-4557-8066-428b193f5511/download/bccm-form-33-v1-locked.docx>

Committee Papers

Peter advised that papers for committee nominations will be circulated in mid-August and must be completed by September 30, 2025. The results will be announced at the AGM, currently scheduled for December 11, 2025, at Lot 28.

Roundabout Gardens

Peter reported that he had received a quote from Ian Coombe Landscapes to clear the beds, keep  
the trees, replace the soil, and fix the loose capping.   
The quote was $6,160, including GST. Ollie Hardt arranged the quote.

Peter added that it is unclear to me why we have to incur this expense. I understand that replacing the plants and possibly adding soil would incur some cost. That is why the committee agreed to budget $500 in expenses for each roundabout.  
The ‘Adopt a Garden' scheme was not as successful as hoped.

The committee agreed to ask Ollie to provide advice on replanting the two areas. Gerry will follow up on this and report back at our next meeting.

The committee also agreed to accept a quote from Andrew Gabb to clean and repair the two roundabouts. The cost for both roundabouts is $528.00 (inc GST)

Speeding

Peter advised that he had received requests from some residents to address the issue of speeding.

Owners and occupiers should bear in mind that they should not drive cars on common property in such a way that interferes unreasonably with others’ use or enjoyment of common property or represents a nuisance or hazard.”

Bank Signatories

The following motion, moved by the treasurer, Noel Kendall, and seconded by Kevin Huckle, was put to the meeting:

that the following committee members remain as signatories to the Bank

of Queensland accounts: Noel Kendall, Treasurer, Peter White, Secretary, Kevin Huckle, Ordinary Member

and that the following committee members are added as signatories: Averil Cook, Chair, and

Gerry Vanderstoep, Ordinary Member. Carried unanimously

Green Bins

From 1 **July 2025**, the Council's green waste recycling service will become part of its core collection service. The 32 bins will be delivered to St James in the week commencing 27 October 2025. The residents can opt out if they choose. (see separate email ).

Surprisingly, there was vigorous debate about the pros and cons of the new service.

The committee views the scheme as having little benefit to the residents, as it adds to Ollie's workload, which may result in increased costs that inevitably lead to an increase in the body corporate administration levy.  
**Item 9 Matters without notice:**

Front Gate Sign

Kevin reported that he had received a quote from Ollie Hardt to replace the sign on the front gate for $93.50(inc GST). The committee approved the expenditure.

Side Wall

Peter reported that he had received an email from Alex du Plessis asking about any bylaws relating to the replacement of the side wall. The reply was as follows: “Alex, there should be no issues with replacing the side wall as it will be in the same style and same position as the existing one.  I understand that this work will only be carried out in complete agreement with your neighbour.”

Kerbside Collection

The Brisbane City Council kerbside will commence on Monday, August 18, 2025

**Item 10 Next meeting:**

The next meeting will be at 8:00 on Wednesday, September 10, 2025, at Lot 19.

**Close of meeting:**

There being no further business, the chair declared the meeting closed at 08:45

**Confirmation of minutes:**

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Chair’s signature Date

[<https://www.stjames.blog/>](https://www.stjames.blog/)