

**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 3rd of June 2026**

Averil Cook
Peter White
Kevin Huckel
Warwick Henry
Pam Killer
Margaret Luscombe
Gerry Vanderstoep

Chair
Secretary
Treasurer
Ordinary Member
Ordinary Member
Ordinary Member
Ordinary Member

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

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

Averil welcomed Pam Killer to the committee.

Trevor Gill was present as an observer.

Item 1: Minutes of a previous meeting

Averil moved that the minutes of the committee meeting held on the 7th of April 2026 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 the last two months. Peter moved that the report be accepted. The motion was carried unanimously.

Item 5: Treasurer's report:

Kevin reported that

Kevin tabled the last two months' cash disbursements journal, totalling \$25,736.70. Kevin moved that the payments be authorised. The motion was carried unanimously.

Financial dashboard: Net assets \$452,368.40, Profit and Loss \$13,712.03.

Item 6: Gardening report

Gerry reported little to advise, other than that a few plants were added to the entrance garden.

Pam requested that the shrub in front of the mailbox be trimmed.

Item 7: Maintenance report:

Gerry reported the only issue to be addressed is the driveway at lot 23.

The common property section of the driveway had become a major trip hazard, as roots from the adjacent Golden Penda had lifted the surface.

Gerry advised that he had received only one quote for the driveway repairs and recommended accepting the quote from Driveway Solutions.

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

Item 8: General business:

Email from Ken Moore

"Further to our recent conversation, I wish to add another nonurgent item to the next Committee Meeting. The ratchet mechanism on our front gate is both very old and noisy. That noise must be an inconvenience to our nearby members, especially in the middle of the night. That the body corporate investigates whether a more silent and modern closure exists, but which retains the current security arrangements, with a view to its installation. "

The committee discussed Ken's email, and Peter requested that the issue be raised with Tag Security. Tag Security manages the vehicle/pedestrian entry system.

Email from Craig Hunter:

Hi Peter, the grass in front of my property, No. 32, is getting worse. You and all committee members will be well aware of this. The area has been turfed twice in an attempt to resolve the problem and has been watered and fertilised adequately. It must be accepted that the geometric area of damage corresponds with the dripline of the tree. Tree-related allopathy has been considered a factor in the past. The unfortunate appearance detracts from the presentation of St James. I would invite the committee's opinion and suggestions for remediation. I would include removal of the offending tree as a possible course of action. Should such a bold resolution be entertained, I would consider participation with a degree of financial involvement.

The committee agreed that the appearance detracts from the estate's presentation. The committee discussed several options at length, including arranging remediation work, re-turfing, and/or tree removal.

Gerry suggested that, rather than addressing this individual case, the committee should consider an alternative approach, the possible phased replacement of the Golden Penda trees, which are now almost thirty years old.

Gerry added that a phased replacement strategy may offer a more sustainable long-term solution to the issues caused by the Golden Penda trees. e.g. blocked stormwater drains, raised driveway and lawn bleaching.

Gerry moved that the first step was to obtain professional arborists' and landscapers' advice.

Margaret seconded the motion.

The motion was carried unanimously.

Item 9: Matters without notice

Item 10: Next meeting:

The next meeting will be at 8:00 on Wednesday, 5th August 2026, at Lot 19.

Close of meeting:

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

Confirmation of minutes:

.....
Chair's signature

.....

.....
Date

<https://www.stjames.blog/>

The St. James Blog aims to be the central, easy-to-access hub for all important information and updates for residents and lot owners of the St James Body Corporate

Password protected. The site code is the same as the gate code

..

/