

UP 3259 CAPITAL HILL APARTMENTS
EXECUTIVE COMMITTEE MEETING No 87
3rd April, 2017
Minutes

Venue: Apartment 205/19

Present: David Campbell (DC), Chairman & Secretary, 205/19; Horace Saducas (HS), 118/23.

Apology: Terry Gassner (TG), 12/19; Peter Ford (PF), Treasurer, 115/21.

1. WHS Matters.

Advice was posted in February in News and in the Apartment Manual about a recommended replacement smoke detector, the PSA Model LIF5800RL. This advice has been updated with the addition of the Clipsal Fire Tek 755PFM. A contract has been awarded to RIS Safety for the re-certification of our roof anchors.

2. Treasurer's Report.

The Committee considered the Monthly Report as at 31st March, 2017. Funds on hand are:

Administrative Fund	\$235,803.63
Sinking Fund	\$44,887.22
Total	\$280,690.95

Levies in arrears are \$1,641.97. The major expenditure item in the month was \$14,726.80 for re-sealing the water heads. Pro rata expenditure from the Admin Fund stands at 76%.

3. Landscape Report.

A heavy removal van was parked on the lawn in front of Building 23 on 24th March. The damaged area will be cut out and replaced with Canturf. The underlying irrigation line does not appear to be damaged.

Azalea Red Wing and *Pieris* Christmas Cheer replacements have been ordered. The Crimson Sentries and Chanticleers remain to be pruned where they're brushing against our newly painted walls.

Lawn grubs are suspected to be at work in front of Building 23. Further investigation will be carried out. **Action: DC, HS**

4. Remedial Insurance Work.

Renewed cracking in the western parapet wall between Buildings 17 and 19 will be repaired under Remedial's warranty, perhaps this month. The company has again been hastened. **Action: DC**

5. Correspondence.

Correspondence during the period was of a routine nature. Welcome letters were sent to the new tenants in 8/17, 15/19 and 16/19 and to the owners in 119/23 and 31/23.

6. Web Site and Lift Notices.

Items in News on our web site have been posted and lift notices routinely turned over. The Apartment Manual has been amended with updated information about smoke alarms see WHS above.

The most recent monthly statistics for the web site are:

212 visitors altogether
24 hits to the Owners Area
18 to News
10 to Information
3 to Community Notice Board
3 to History

7. Business Arising from Previous Minutes.

a. Current Repairs.

Work on the water ingress problems of apartment 208/21 continues. The fire collar leak in 115/21 has finally been repaired. QMax have quoted for replacement switches in the sump of Building 19 but further understanding of the problem is needed.

Action: PF, DC

b. Solar Power

Preparation for the EGM on solar power is almost complete. The date for the EGM is probably Wednesday 10th May. **Action: HS, DC, MA**

c. Lift # 23.

Reports have now been received from Peak Consulting about water ingress in the lift well and also in the basement wall behind Cage 28. The Committee is not ready to proceed with either job and will keep the situation under review in the meanwhile. **Action: MA, DC**

d. Power Failures

Our insurer, CHU, has paid out \$2,162 on the fused panel caused by the ActewAGL power outage on 18th/19th January but refused our claim for the failed Foxtel box. We have appealed the Foxtel decision. **Action: MA**

e. NFS Contract

The missing key mystery has been solved. No further action is required.

f. Street Lights

Street light # 3134 has been repaired by NCA.

8. New Business.

a. Dogs

The Committee concurred (out of session on 15th March) in the wish of the incoming tenant of 8/17 to have Monte Moses, a cavoodle, share her apartment. Similarly, consent was given on 16th March to Simba, a Pomeranian, in 112/21.

b. Security System

On 31 March, the uninterruptible power supply to the security computer failed. A replacement UPS has been ordered. Security was still maintained but there was a temporary memory loss.

9. Next Meeting: 8th May, 2017 in Apartment 118/23.

D.J. Campbell
Chairman

4th April, 2017