

UP 3259 CAPITAL HILL APARTMENTS
EXECUTIVE COMMITTEE MEETING No 90
3rd July, 2017
Minutes

Venue: Apartment 118/23

Present: David Campbell (DC), Chairman & Secretary, 205/19; Peter Ford (PF), Treasurer, -- 115/21; Terry Gassner (TG), 12/19; Horace Saducas (HS), 118/23.

1. WHS Matters.

On 18th May, a work order was placed on GripAction to repair the anti-slip treatment on the external stairs behind Building 17. The work was completed on 29th June.

2. Treasurer's Report.

The Committee considered the Monthly Report as at 30th June, 2017. Funds on hand are:

Administrative Fund	\$293,613.70
Sinking Fund	\$ 103,244.81
Total	\$396,858.51

Again, a notable payment was to Icon Water, bringing expenditure for this item to \$27,122 this year and exceeding our water budget of \$27,000. As noted last month, not only are charges increasing but the high bill reflects excessive usage due to damaged irrigation lines and fittings.

Pro rata expenditure from the Administrative Fund stands at a very comfortable 83%.

Outstanding levies stand at \$8,272.

3. Landscape Report.

All Seasons have increased their landscaping services fee from \$1413.80 a month to \$1484.51, a 5% increase, with effect this month.

Investigation into dealing with the troublesome oak tree in front of Building 23 has commenced. Even though it is not a registered heritage tree, it is nevertheless immersed in TAMS bureaucracy. **Action: DC**

4. Correspondence.

Correspondence during the period was of a routine nature. That apart, letters of welcome was sent to the owner-resident of 25/23 and the new tenant in 14/19.

5. Web Site and Lift Notices.

Items in News on our web site have been posted and lift & door notices routinely turned over. The Apartment Manual has been updated with more detail on moving in and out.

Statistics for visits to our web site were not available at the time of the meeting.

6. **Business Arising from Previous Minutes.**
- a. **Solar Power**
SolarHub have been delayed in the supply and installation of our panels through pressure of other work and staff illness. Work is now expected to commence in mid-July.
 - b. **Current Repairs.**
Work on the water ingress problems of apartment 208/21 continues. **Action: MA**
 - c. **Power Failures**
Our insurer, CHU, refused our claim for the failed Foxtel box following January's storm. We have appealed this and await the outcome. **Action: MA**
 - d. **Insurance**
An Insurance Valuation was completed by QIA Group Pty Ltd on 19th June. We are currently insured for \$ 40,935,913 and QIA now recommends a Building Sum Insured figure of \$42,000,000. The Committee accepted this advice and will apply it when the policy is renewed in September 2017. **Action: MA**
 - e. **Cats' Eyes Lighting**
A new stock of five lights has been received and replacement of defective lights in the footpaths will commence shortly.
Action: HS
 - f. **Tractor Maintenance**
Spark plugs, filters and coils were replaced by Lube Mobile on site. These simple tasks required two visits on 8th and 15th June.
7. **New Business**
- a. **Lift Failure**
Building 19's lift failed on 19th June. The Brake Control Module was replaced by Schindler within a couple of hours.
 - b. **Break-in**
At about 3.50 a.m. on 23rd June, a thief jemmied the basement exit door of Building 21 and, amongst other things, smashed a car window. CCTV coverage of the incident has been given to the police. **Action: MA**
8. **Next Meeting:** 7th August, 2017 in Apartment 115/21.

D .J. Campbell
Chairman

4th July, 2017