

UP 3259 CAPITAL HILL APARTMENTS
EXECUTIVE COMMITTEE MEETING No 91
7th August, 2017
Minutes

Venue: Apartment 205/19

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

Apology: Horace Saducas (HS), 118/23.

1. WHS Matters.

Nil report.

2. Treasurer's Report.

PF tabled the MA's Building Status Report for the month ending 31st July. The Administrative Fund stands at \$283,246.89 and the Sinking Fund at \$103,244.81. Total funds are \$386,491.70. *Pro rata* expenditure from the Admin Fund is at a very satisfactory 81%. As in earlier months, the level of expenditure on water & sewerage remains a concern and has already exceeded this year's budget. Levies in arrears are \$2945, down from \$8272.25 in last month.

3. Landscape Report.

Pruning of the *Crimson Sentries* and *Chanticleers* has been carried out. The delicate question of the large oak in front of Building 23 continues to be explored.

Action: DC

4. Correspondence. Routine correspondence aside, a letter of welcome has been sent to the new tenant in 106/19.

5. Web Site and Lift Notices.

Upgrades to the web site and regular replacement of notices occurred during the month. Web site statistics are not available.

6. Business Arising from Previous Minutes.

a. Solar Power.

Weather permitting, installation is scheduled to commence on 9th August with the work expected to last three days. There should be minimal inconvenience to residents in Buildings 21 and 23 during this operation.

Action: DC, TG, PF

b. Power Failures.

CHU has again rejected our claim for damage to the failed Foxtel box following January's storm. It is pointless to pursue this any further.

c. Break-in.

Nothing has been heard from the police of the break-in on 23rd June. Based on previous lack of police action on other incidents, none is confidently expected on this occasion either.

d. Managing Agent.

Negotiation with City Strata continues over the terms and fees of the new contract.

Action: DC, MA.

7. New Business

a. Pets.

On 11th July, the Committee concurred in the proposal that Messrs Maverick and Donnie share Apartment 105/19.

b. Garage Exit Ramp.

On 15th July, one driver was evidently unable to manoeuvre in compliance with the "Keep Left" instruction. Realignment and repair to the sign have been made.

c. Street Lights.

Street lighting on State Circle has been upgraded to LED with the aim of significantly increasing electrical safety and improving energy efficiency. It is to be hoped that the failure rate recently experience will also be reduced.

d. Owners' Corporation Network.

The AGM will be held on 15th August. There appears to be little of particular interest for us on the agenda but PF will attend on our behalf.

Action: PF

8. Next Meeting: 4th September, 2017 in Apartment 115/21.

D.J. Campbell
Chairman

8th August, 2017