

UP 3259 CAPITAL HILL APARTMENTS
EXECUTIVE COMMITTEE MEETING No 95
4th December, 2017
Minutes

Venue: Apartment 115/21

Present: David Campbell (DC), Chairman & Secretary, 205/19; Peter Ford (PF), Treasurer, 115/21; Terry Gassner (TG), 12/19; Horace Saducas (HS), 118/23; Richard Heaney (RH), 28/23.

1. WHS Matters.

Fire alarms were routinely tested on 29th November.

See also 7.a below about lift emergency telephones.

The broken paving tiles on the courtyard between Buildings 21 and 23 remain a bone of contention with Solar Hub. The matter drags on with their insurers, who have at least accepted liability, and are now in the process of evaluating quotes.

2. Treasurer's Report.

As of 30th November, the Administrative Fund stands at \$85,080.78 and the Sinking Fund at \$153,581.11 for a total of \$238,661.89.

Current assets include the \$100,000 transferred to our Investment Account.

Six monthly Levy notices were distributed on 8th November. Levies were due on 1st December and \$76,220.00 had already been paid by that date. With the flush of those receipts, Pro rata expenditure from the Administrative Admin Fund stands at 68%.

3. Landscape Report.

After a month's deliberation about the installation of protective bollards, TAMS has passed the question of approval to NCA where the whole process has had to be begun all over again. The matter is the subject of lively correspondence with the Minister and others. The Committee discussed options for Plan B should the current applications be rejected. These included planting a box hedge or similar on our property adjacent to the footpath or locating the bollards again on our property instead of on the nature strip. These alternatives will be further examined but the preference remains for our original concept.

The problems with the ornamental pears between Buildings 21 and 23 are a little worse than originally appreciated. To the powdery mildew can be added pear blister mite. Treatment has been devised but application needs to await late winter/early spring 2018. In the meantime, we will create optimal growing conditions for the trees and introduce a monitoring program. Soil is already protected by mulch and groundcover plantings and is receiving adequate moisture from irrigation. We will closely monitor soil moisture levels throughout the summer months. Pruning and fertilizing are not required.

Action: DC

4. Correspondence.

Correspondence last month was largely to do with various insurance matters, landscaping, removals issues, residents' complaints and water leaks of one sort or another. It's been busy.

5. Web Site and Lift Notices.

The web site has been updated with the addition of Richard Heaney in the Rogues' Gallery in the Members' Area and a new entry in the Picture Gallery. More pictures would be welcome; the present Gallery comes entirely from one contributor. Lift notices have continued to be rotated despite some regrettable vandalism.

6. Business Arising from Previous Minutes.

a. Broken Paving Tiles.

See WHS item above. Solar Hub and its insurers remain intransigent. Action is constantly promised but little or nothing arises. **Action: DC, MA**

b. CCTV.

The additional turret cameras were installed on 17th November, together with the replacement data logging computer. Setting to work for both the cameras and the computer had their complications but the work was largely completed on 1st December. Three cameras are occluded and will be restored this week.

c. Christmas Party.

Weather permitting, under the spreading oak tree behind Building 17 on Sunday 10th December at 1.00 p.m. All residents are encouraged to bring some food and drink for a community gathering and some Christmas cheer. Should the weather be inclement, the site will change to the western side of the basement by the visitors' car parks. **Action: All**

d. Solar Power

Bureaucratic foul-ups between Solar Hub and ActewAGL temporarily stopped power generation in late November. The latest neglects were the absence of a contract with ActewAGL (since found to be not required) and additional signage in the basement, matters that should have been attended to two months ago. In the meantime, generation has still not recommenced.

What with the broken tiles and the mishandled paperwork, DC expressed the bitter view that he wished he'd never heard of Solar Hub. The experience is no recommendation for the company. **Action: HS**

7. New Business.

a. Rain Damage.

A rain squall on 17th November caused minor flooding in two Level 2 apartments with water coming in from roof vent pipes. The problem was largely due to poor design of the caps on the pipes and these will be replaced on all four buildings. There were two minor leaks into the basement that ought to be able to be repaired under warranty by Remedial Building Services and this remains an ongoing matter. With the current spell of very wet weather, more such leaks can be expected. **Action: DC**

In addition, Telstra telephone and internet service was lost for nine days. This problem has been fixed until the next inevitable failure. That next failure occurred on 4th December with widespread email failure throughout the national

system: “an issue with the webmail” was the unhelpful explanation. Service was restored after five hours.

It’s important to note that the emergency phones in the lifts should remain operable even when Telstra is down although, on this occasion, two of the four connections failed. This service is provided by Next Telcom. This important safety concern is being investigated. **Action: MA**

b. **Slamming Doors.**

The door closers have again been adjusted to minimise the noise. A replacement is required for Building 19 and this is to be supplied and installed by Progressive Controls as soon as possible. **Action: DC**

c. **Telstra Roadside Telecommunications Cabinet.**

The grey cabinet on the corner of State Circle and Melbourne Avenue has at long last been repainted to cover the unsightly black graffiti. (These cabinets contain Remote Integrated Multiplexers (RIM) and/or Customer Multiplexers (CMUX) if you’re interested.)

8. **Next Meeting:** 5th February, 2018 in Apartment 205/19.

D.J. Campbell
Chairman

5th December2017