

Capital Hill Apartments, UP3259.

MINUTES

EXECUTIVE COMMITTEE MEETING # 133

Monday 14 December 2021.

At Chair's apartment 30/23 State Circle, Forrest.

Attendance:

Executive Members: Paul Perkins (PP) 30/23, Chair & Treasurer, Karen Gassner (KG) 12/19, Secretary, Gaye McDermott (GM) 203/17, Peter Ford (PF) 115/21, Horace Saducas (HS) 118/23, Dermott Casey (DC) 204/19, Linden Orr (LO) 204/19. **Adviser:** Patrick Roberts (PR) (Open Principle Architects.)

Managing Agent: Kelly McMahon (via Zoom).

Meeting commenced at 9.00am

1. Minutes

Resolved: Minutes of ECM 132, 25 November 2021 be accepted, with inclusion of Out-of-Session approvals: a) P Roberts, investigation of rear door leaks at OC expense, after Covid Lock-down. b) W Taylor, Emergency Lighting replacements \$2534. c) ACT Doorland Garage door repairs \$1200. d) 6 Star Plumbing, investigate water leaks 31/23 (all reported to but omitted from Minutes of ECM#129) **Action:** MA advise owners, update portal and Webpage.

2. Roof Contracts (x2)

Considered 1) PP / SolarHub late paper (13 December 2021) advising on Solar Generation replacement, 2) documents bundle re-issued via MA on 25 November 2021, and 3) PR advice re increase in Klip-Lok roof price increase to \$72960 (excluding gst).

Resolved:

- 1) MA be authorised to execute Contract documents, as re- presented on 25 November 2021, conditional on Advanced Building/CHU agreeing to open book review of the SolarHub proposal dated 13 December 2021 with all parties agreeing to contract variations dependent on the outcome of the open book review.
- 2) MA to provide priority advice on process steps on the Roof replacement contracts, timing, consultation with owners etc.

3. Waterproofing Priority Project:

a. Landscaping advice outstanding.

Resolved:

- 1) Accept Landscape Architect report that Garden boxes no longer fit for purpose.
- 2) Accept PR (architect) advice of non- compliance with Building Code safety requirements.

b. Manteena Proposal .

Noted PR advice that Manteena will use schedules of rates and provide updated prices including extra L2 work in the New Year.

Resolved: Explore policy, price, financing and work options in more detail before Special General meeting of owners, as Roof replacement contracts will demand time and operational priority.

c. Recommended new inclusions, estimates. (Building 21 -L3 etc).

Resolved: Accept PR report on Building 21, Level 2 leak sources and that this remedial work be included as new inclusions in Manteena project. Depending on response, Competitive tenders may be required.

d. Authorisations: Emergency remediations.

Resolved: PR authorised to consult with 6 Star Plumbing to provide temporary solutions for emergency work re 103/17, 116/21 & 23/21, at OC expense given delays expected in finalising remediation. **Actions:** MA, PP, advise owners, agents.

e. Special Meeting for timing, delegations etc.

Resolved: Scheduling of Special Meeting of owners will be deferred to the New Year after EC decisions on matters referred above, and PF responsibilities proposals.

4. Other Matters

Resolved: Request MA advice on foreshadowed request for approval of unit owners electric vehicle recharging equipment installation in common property area.

Meeting concluded: 10.19am.

Paul J Perkins, Chair.

Karen Gassner, Secretary.

16 December 2021.