
MINUTES of the Management Committee Meeting

of

*Community Corporation 23362 Inc.
4-8 CHARLES STREET, ADELAIDE*

held

*at Whittles Strata & Community Corporation Managers
176 Fullarton Road
Dulwich SA 5065*

on Wednesday, 20 June 2018 at 6:00 PM

PRESENT

In Person

Dr P Relf via phone link from Melbourne
Mr D Chadbourne
Ms E L Farrant
Ms A C Axelby
Dr M Hammerton
Mr R J Creasey
Mr C C Karykis
Ms C Wastell
Mr D Silvestri

By Proxy

Ms J A Obst represented by proxy to Mr D Chadbourne

In Attendance

Steve Geyer representing Whittles Strata & Community Corporation
Managers
Trevor Frangs the Building Manager

PROCEEDINGS

PRESIDING OFFICER

Mr D Chadbourne, Presiding Officer presided over the meeting.

The Corporation Manager was requested to assist by conducting and recording the minutes of the meeting.

Quorum

The Corporation Manager declared that a quorum was in attendance by presence or proxy, with 10 of the 12 members being represented.

1. Declaration of Interest

All owners or their nominees, were reminded that they were required to advise the meeting if they had any direct or indirect pecuniary interest in any matter to be considered by the meeting. Whittles refers all Members to the Corporation's Agreement for disclosure of all its relevant interests.

2. Minutes of Previous Meeting

Following discussion, it was agreed that the minutes of the previous meeting 27/03/18 were a true and correct record of that meeting.

3. Decisions Without Meetings

The Manager advised that there were no decisions made without a meeting.

4. Caretakers Report

Mr Frangs reported that the new LED lights have been fitted to the common areas.

Mr Frangs advised that the lights to the car park are starting to fail. The Manager advised that he has received a quote to replace all 127 car park lights at a cost of \$21,000 or to remove and replace the lights as they fail at a cost of \$210 per fitting.

Following discussion, it was agreed to that the Manager is to check if there are any rebates available for replacing the car park lights to LED lights.

Mr Frangs advised that the South Tower south western stairwell needs better security as there has been an increase in vagrants in the stairwell. Mr Frangs and the Manager are to liaise to install better security to the South Tower south western stairwell.

Mr Frangs spoke of the lack of hot water to Level 3 apartments. The Manager advised that the plumber has attended to most of the apartment and has found a number of tempering valves to be faulty causing the lack of hot water.

Following discussion, it was agreed that the plumber is to change all tempering valves on level 3.

Mr Frangs reminded the committee that the Fob audit will be conducted in early August.

Mr Frangs spoke of the frames to the glass security doors in the South Tower and they are becoming loose.

Following discussion, it was agreed that the Manager is to arrange for a contractor to rectify the door frames in the South Tower.

5. Body Corporate Manager Report

The Manager advised that all items have been discussed in the Caretakers report.

6. Finance Report

Mr Hammerton advised the committee that the Corporation has now reached its goal of \$1 million dollars in the Sinking Fund for future capital expenditure.

The Manager advised that there are a number of Lots in arrears with 3 being referred to the debt collectors.

The Manager advised that there was an insurance claim for the damage to the lifts in the North Tower.

The Manager advised that the Corporation is now paying for the power for the use of the lifts from the Primary Corporation.

The Manager advised that there was a term deposit rolled over for \$104,000 for 6 months.

7. Complaints & By-Laws

The Manager advised that a breach notice with a fine was sent to the owner of apartment 108 for a noise complaint by the tenant.

The Manager is to arrange for the damage to be repaired to the common wall near the lift in the South Tower.

Following discussion, it was agreed that the Manager is to send a notice to all owners/property managers reminding them of the By-Laws.

8. General Discussion

8.1 Items in Car Park

The Manager advised that the number of items in the car park has decreased following notices to the affected Lots that items must not be stored in car park spaces. The Manager will continue to monitor this with the caretaker.

8.2 LED Lights

The Manager advised that the LED lights to the common areas have now been replaced. This item is now closed.

8.3 Lifts - Contracts

The Manager advised that the contract for the lifts will conclude at the end of 2019.

Following discussion, it was agreed that when the contract is due the committee will put the contract out to tender.

8.4 Balcony Balustrades Maintenance

The committee discussed the condition of the balustrades and agreed that the Manager is to obtain 3 quotes for the rectification of the balustrades to the balconies of all apartments.

8.5 Interior Design Proposal

The Committee discussed the proposal from Lisa Knight and agreed that they would like to see the proposal in the daytime. The Manager is to arrange for the committee to meet with Lisa Knight to view the design in the daytime.

9. Other Business

9.1 Solar Panels

Mr Chadbourne advised the committee that he has received a proposal to install solar panels on the roof of the North Tower to run the gym/pool area. Mr Chadbourne advised that previously it was advised that it would be cost prohibitive to install solar panels to the gym/pool area, but the solar panel contractor has now found that the power feed is from the North Tower Podium level which makes it possible. Mr Chadbourne will obtain quotes to install solar panels to run the gym/pool area.

9.2 Water Leak Sub-Basement

Ms Wastell enquired whether the water leak in the sub-basement has been fixed. Mr Frangs advised that there has not been any evidence of water leaking. Mr Frangs advised that this is a Primary Corporation responsibility.

9.3 Other Business

Mr Chadbourne advised that he has received a proposal from Origin to supply and maintain the Hot Water units for the building and also the gas accounts. This will then become a user pays system for hot water use to each apartment. Mr Chadbourne advised that the system has merit as it would remove some large expenses to the corporation.

Following discussion, it was agreed to investigate further.

The Manager advised that he had received correspondence from an Owner requesting that the Corporation purchase a defibrillator. The Management committee discussed the installation of a defibrillator and agreed that the Corporation would need to install one on each level for it to be effective.

Following discussion, it was agreed the committee will investigate further the cost of the defibrillator and how many would be required.

Ms Axleby spoke that she would like to install an opening window to her bedroom window.

Following discussion, it was agreed that Ms Axleby will submit her proposal to the AGM for voting.

NEXT MANAGEMENT COMMITTEE MEETING

It was agreed that the next meeting will be held 19/09/18.

CLOSURE

The meeting closed at 8.00 p.m.