

BC 349938 – 30 HEATHER STREET

MINUTES OF COMMITTEE MEETING

Thursday 28th November 2024 at 5:30pm in Apartment No.21

Present

- Richard Cuthbert (Chair), Heather Ellis, Sandy Wilson, Jacobi Kohu-Morris
- Craig Bong (Building Manager)

Apologies

- Nicki Pugh (First Street)

Declaration of interests

- Nothing to declare, no conflicts

Previous Meeting – 7th October 2024

- Minutes accepted
- Matters arising
 - Leak in Apt 4 – minor leak recurs in wet and high wind conditions. It was agreed that Access: Partners in Property be appointed to conduct a leak investigation at a cost of \$1,260.
 - Emergency lighting – this will be attended to by Commodore Electrical in the new year. An estimate will be prepared. This will include repair of outside security lighting.
 - Lift panel – attempts to improve operation of the zero button have so far been unsuccessful. It is considered too expensive to replace the entire panel.
 - CCTV cameras – it was agreed that we install four additional cameras at a cost of \$6,614, one above the front door intercom and one covering each floor's common area. This will assist in tracking unwanted and illegal entrants to the building. All owners and tenants will be advised before installation through a newsletter.
 - Title for 30 Heather St – details have been passed to the IQP. The BWoF has been renewed.

AGM follow-up

- Staircases – the front staircase would benefit from re-sanding and varnishing. This is scheduled in the LTMP for 2026. There are logistical challenges, as there will be restricted access for several days.
- Carpet cleaning – completed on 28/11/24. Will now be repeated annually.
- Gutter overflow (front staircase) – Connect Access, a specialist abseiling contractor, will be available to address this but not until the new year.
- New Committee members – it was agreed that we will approach selected owner-occupiers to assess their willingness to contribute to the smooth running of the building by joining the Committee.

Building Manager's Report

- Apt 16 – birds have penetrated the balcony vent, causing damage which has been discovered during kitchen improvement works. This may give rise to an insurance claim.
- Apt 6 – the property agent will be advised that any request for tenants with pets requires the prior approval of the Body Corp.
- Garage gate – locks on the bottom gate are not releasing. Trilec are again attending to this.
- Painting – a handyman will be hired in the new year to carry out various small touch-up jobs.

- Gas boiler (provides heating for hot water for all units) – serviced on 28/11/24, with no issues reported. This will be repeated annually.
- “What’s happening?” newsletter – next issue will be before the year end.

Finances

- Levy payments for FY25 – all collected on time for the first tranche. Further tranches are due on 20th of Jan, Mar and May
- Hot water charges – since May ’24, residents have been incurring higher charges, due in part to increases in Watercare’s charge rates (+7 to +14%) and particularly in our gas supplier, Nova’s charges (+40%). Discussions are ongoing with Smart Metering, our meter reading contractor, to ensure charges are fair and reasonable.
- Term Deposits – it was agreed that we will open a series of TDs, to provide additional income for the Body Corp.

Any Other Business

- A montage has been commissioned of photos dating from circa 2005 showing 30 Heather Street before its conversion into apartments. It was agreed that this be hung in the front entrance lobby.

The meeting closed at 6:40pm