



Martin Towers

1

MANAGEMENT COMMITTEE REPORT 2023/2024



CORPORATION STRUCTURE

- Primary Corporation – Responsible for Whole Building
 - Lot 1 Resident Apartments One Vote
 - Lot 2 Commercial Car Park One Vote
 - Lot 3 Resident Car Park One Vote
 - *There is no Lot 4*
 - Lot 5 Retail Shops One Vote
- All Primary Corporation business must be done by agreement as no party has a voting majority
- The Secondary Corporation (i.e., lots 1 and 3) is responsible for 62.8% of Primary Corporation costs

MANAGEMENT COMMITTEE MEMBERSHIP

- A member of the Management Committee must state any pecuniary interests that they hold in relation to any works being considered and must excuse themselves from any discussion and voting.
- A member of the Management Committee should be driven by what they can do for the complex and not their individual agendas.



MANAGEMENT COMMITTEE STRATEGIC PLAN

Our strategic goals were to:

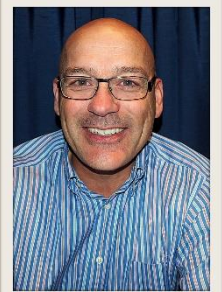
- Maintain and sustain the value of the apartment complex.
- Continue to explore viable options to reduce operating costs and ensure value for money.
- Aim to reduce annual member contributions in real terms.



MANAGEMENT COMMITTEE (2023/2024)



James
Caretaker



Steve Geyer
Body Corporate



Your Management Committee **freely volunteer** their time to support the apartment complex.

We meet bi-monthly and on other occasions when necessary.

We bring areas of expertise from our individual professions to enhance the quality of the complex.

MANAGEMENT COMMITTEE (2023/2024)



Phillip Relf
Presiding Officer



David
Chadbourne
Treasurer



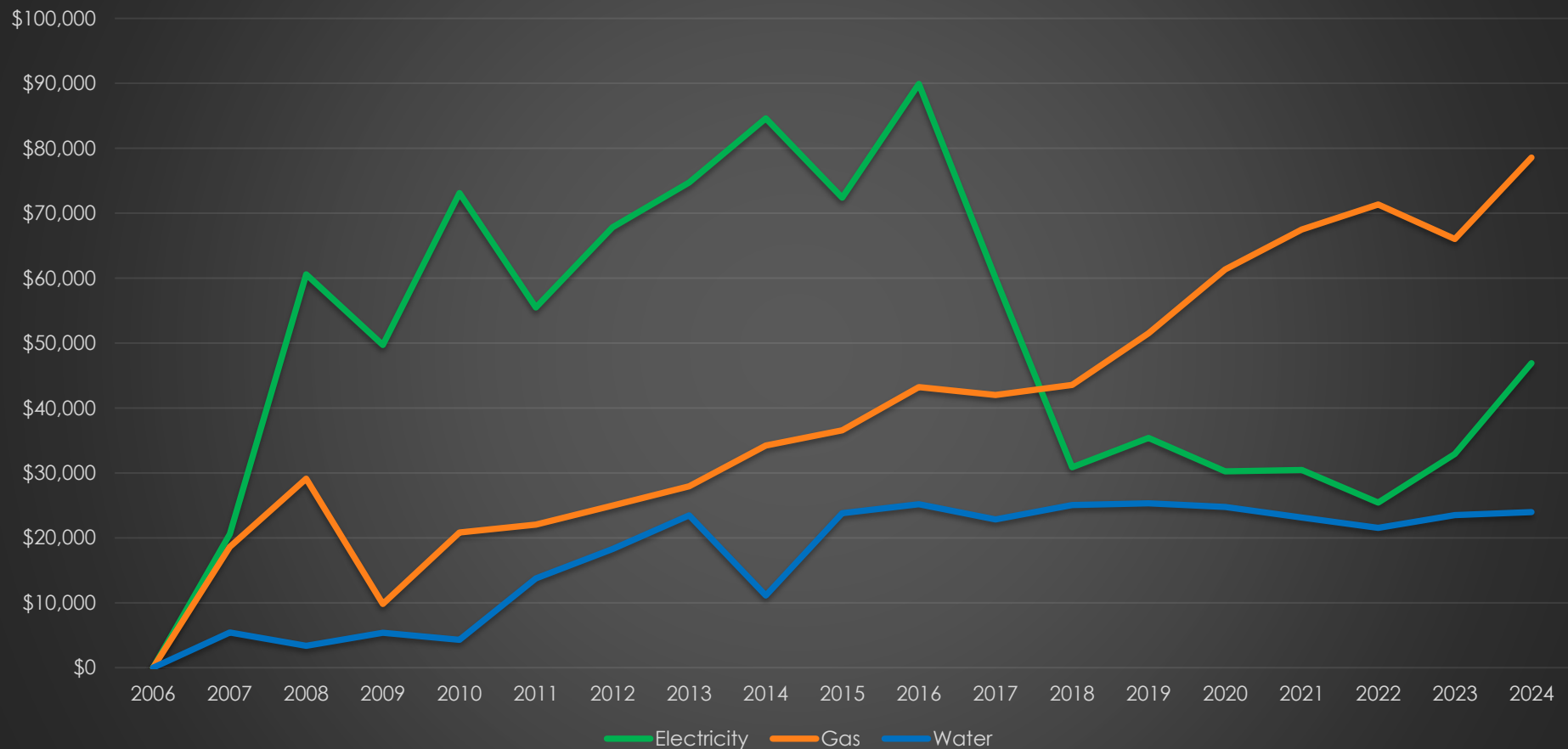
Phillip Relf
Secretary

Primary Corporation Representative
Lot 1 – Con Karykis

Primary Corporation Representative
Lot 3 – Phillip Relf

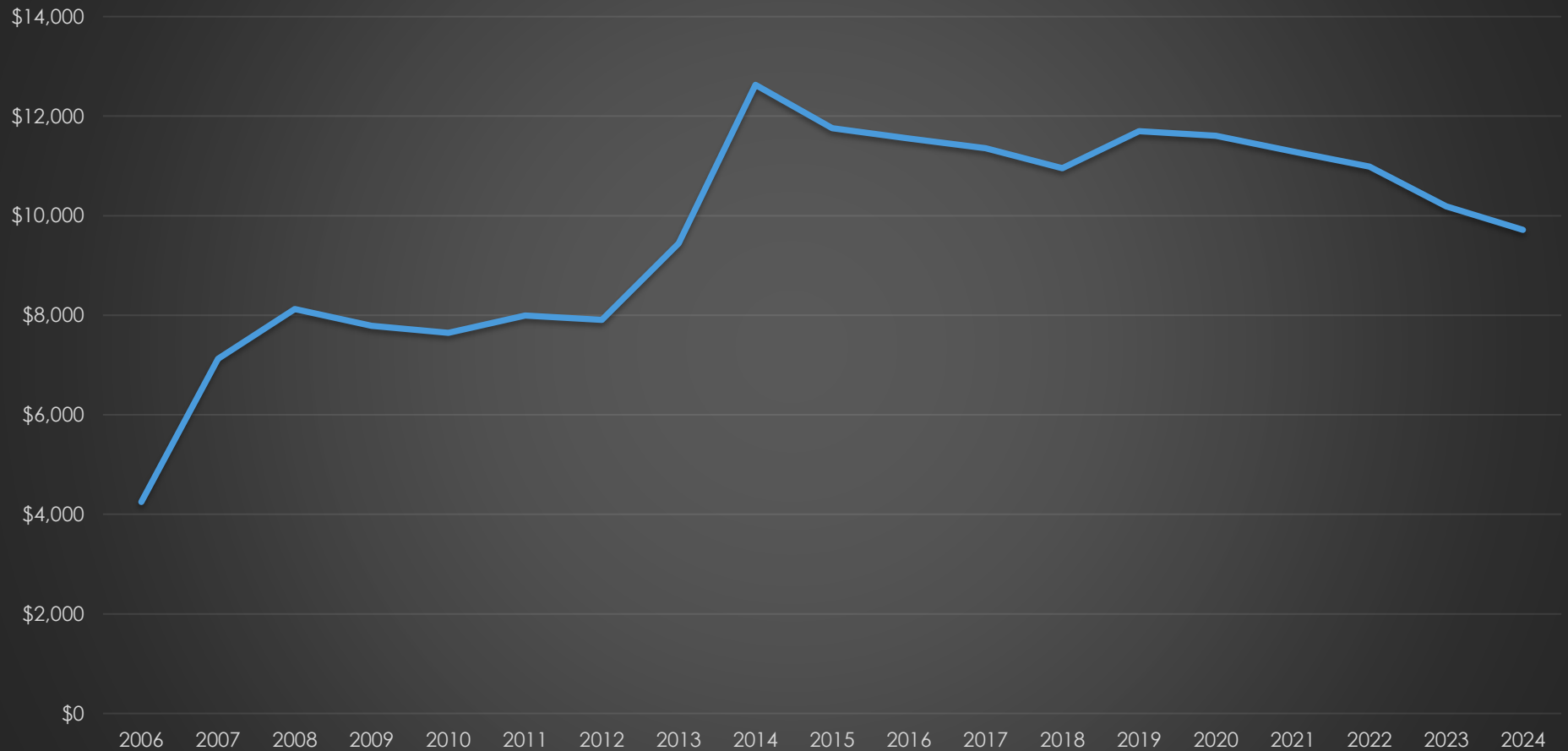
FINANCE & EXPENDITURE SUMMARY (2023/2024)

Utility Costs



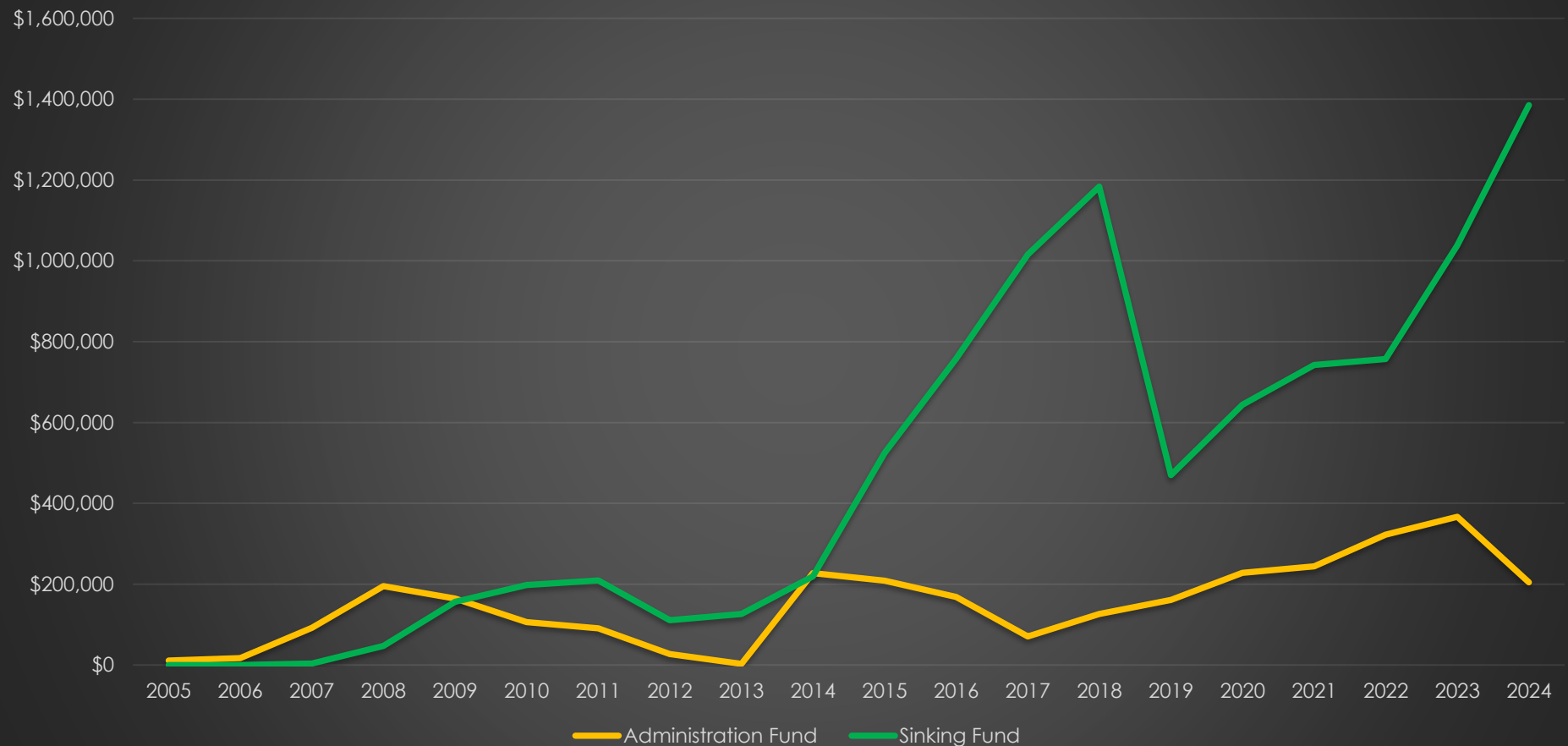
FINANCE & EXPENDITURE SUMMARY (2023/2024)

Contributions (Typical Apartment) 2024 Dollars



FINANCE & EXPENDITURE SUMMARY (2023/2024)

Fund Balances



FINANCES



Fund balances:

- Administration fund
- Sinking fund

| 30 June 2023 | 30 June 2024 |
|--------------------|--------------------|
| \$366,694 | \$204,894 |
| \$1,038,106 | \$1,385,108 |

BUDGET 2023/2024

Transfer \$100k
from Administration fund
to Sinking Fund

Administration Fund

- Balance Opening \$367k
- Income \$729k
- Expenditure \$(891k)
- Balance Closing \$205k

Sinking Fund

- Balance Opening \$1,038k
- Income \$382k
- Expenditure \$(35k)
- Balance Closing \$1,385k



MARTIN TOWERS

What has been happening?



OWNER SUGGESTIONS (2020)

- Improve Facilities
 - Meeting/BBQ area
 - Action: On Hold
 - Car park clean and resurface
 - Waiting on quotations
 - Car Charging (Overtaken By Events)
 - Insurance Issues
 - Action: Closed
 - Intercom system
 - Two apartments have not responded
 - Action: Closed
 - Hot Water system – Replacement
 - Waiting on information
 - Will hold an EGM to accept recommendation



OWNER SUGGESTIONS (2021)

- Enhance Charles Street entrance
 - Need viable suggestions to support specific upgrade
 - Action: On Hold
- Management Committee Bios
 - Management Committee bios have been provided
 - Action: Closed
- No Suggestions Offered for 2022 or 2023





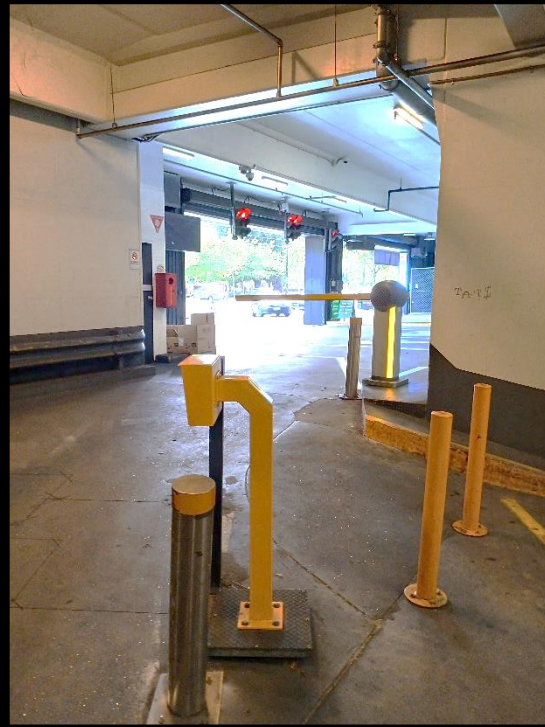
BIKE REPORT

- Additional bikes now call this location home
 - Not for ebike charging



CAR REPORT

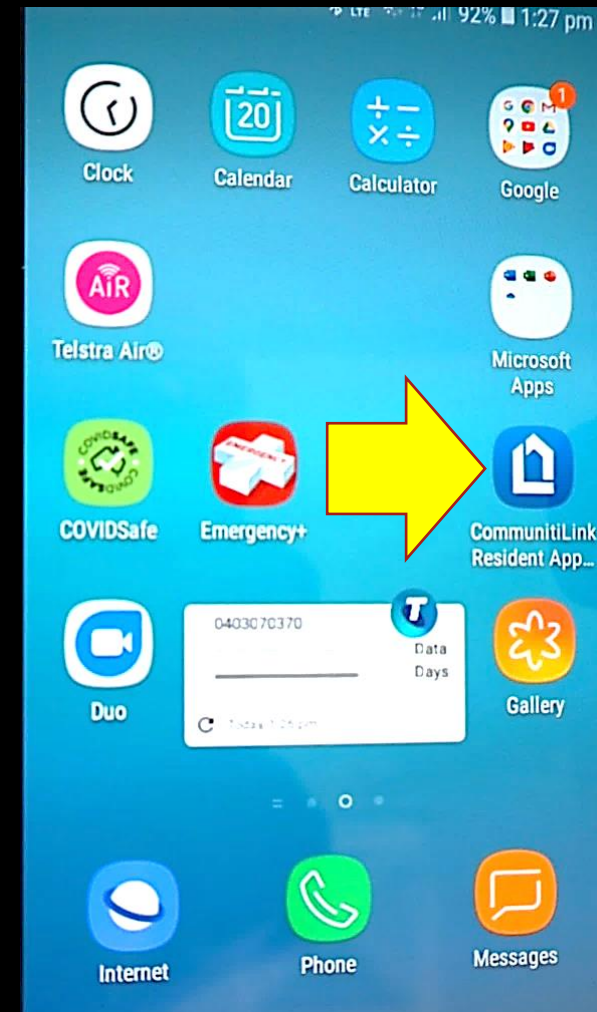
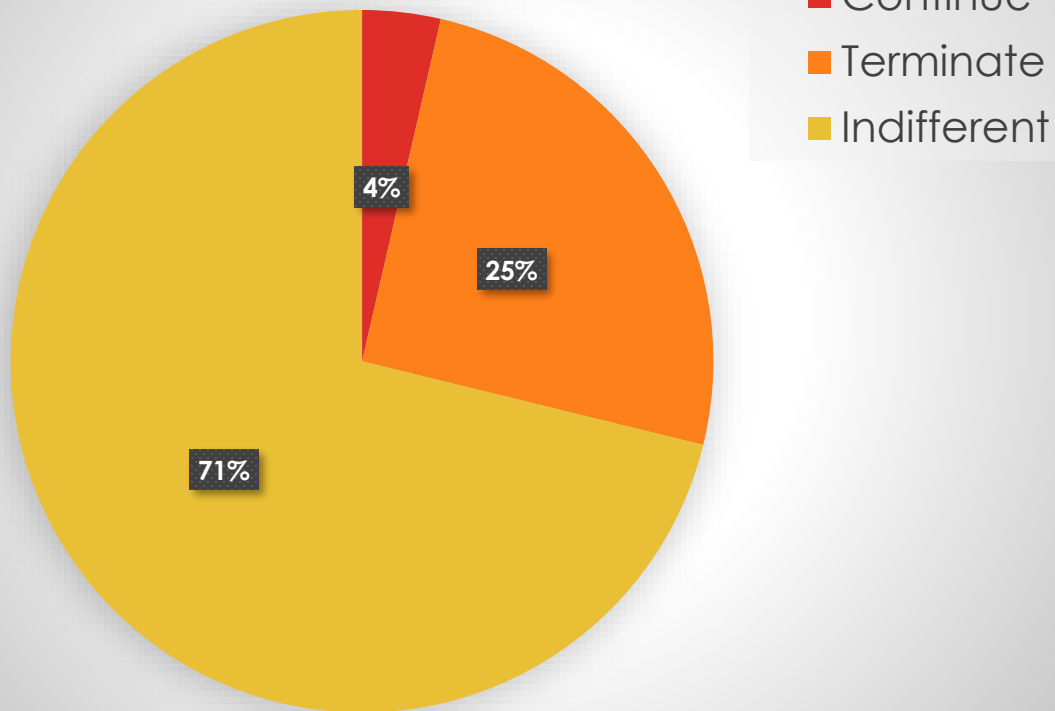
- Apartment Complexes with Car Charging
 - Large Insurance Premium Increases or no coverage
- Exit control to North Terrace



COMMUNICATIONS: COMMUNITI LINK

- CommunitiLink – Smart Phone App

Smart Phone App



COMMUNICATIONS: WEBSITE



Martin Towers

4 - 8 Charles Street
Adelaide SA 5000

Build: 05.05
17 Sep 2024

Contacts

Apartment

Facilities

History

Air Con

Dishwasher

Electrical

Intercom

Maintenance

Oven

Sink

Water

Website provides residents with information
WWW.223NorthTce.info

COMMUNITY

- Resident Get Together



SPRING FLING!

(Also known as 'Come and Meet Your Neighbours...')

*November 17
6.30-9pm
East Garden near the Gym*



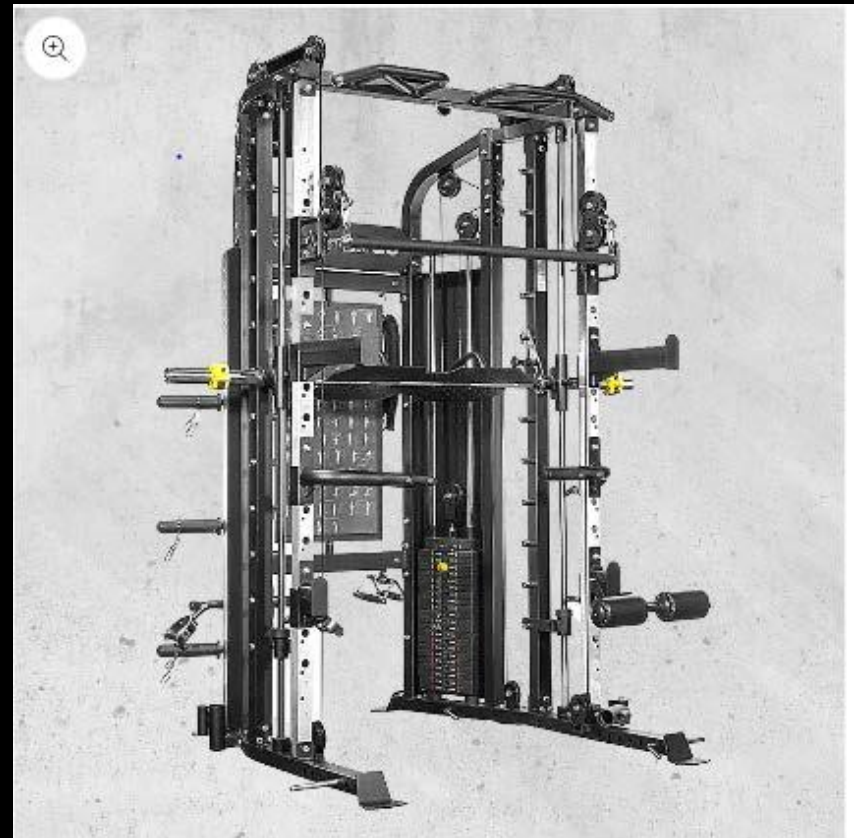
BYO



everything

GYM

- Refresh aging, with new, medieval torture devices

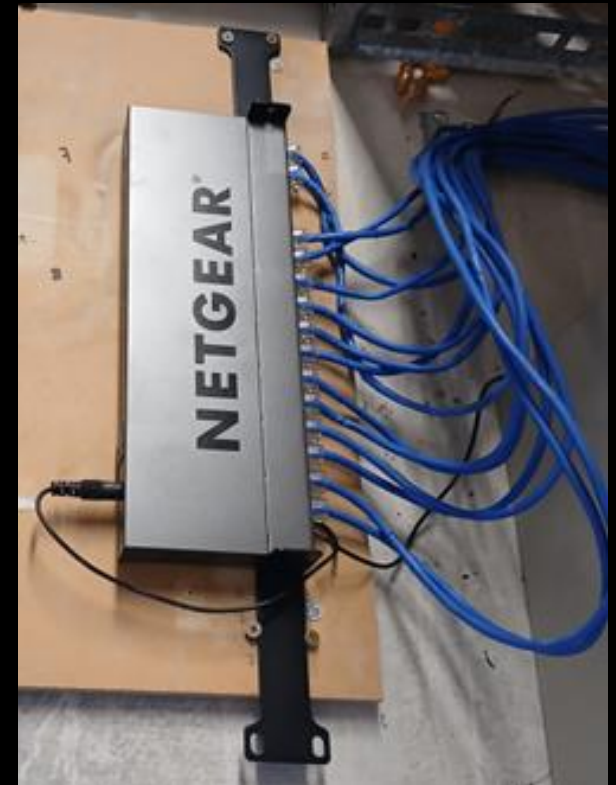


INTERCOM SYSTEM

Before



After



INTERCOM SYSTEM



INTERCOM SYSTEM



LIBRARY

- North Tower Plaza level
 - Books,
 - CD,
 - DVD/Bluray &
 - Puzzles too
- Expansion in Progress



POOL MAINTENANCE

- Maintenance required to address rust and tile grouting
- Paint inside of pool building at same time



Photo 2 – Corrosion to steel baseplate of the Spa support frame



Photo 3 – Corrosion to 'Rondo' channel sections



Photo 4 – Corrosion to base plates and bolted connections



Photo 5 – Corrosion to pool access staircase (treads, stringers & brackets)

POOL MAINTENANCE



POOL MAINTENANCE



POOL MAINTENANCE



POOL MAINTENANCE



POOL MAINTENANCE

- Spa resurface



POOL MAINTENANCE



ROAD CLOSURES

- ANZAC Day
- Christmas Pageant

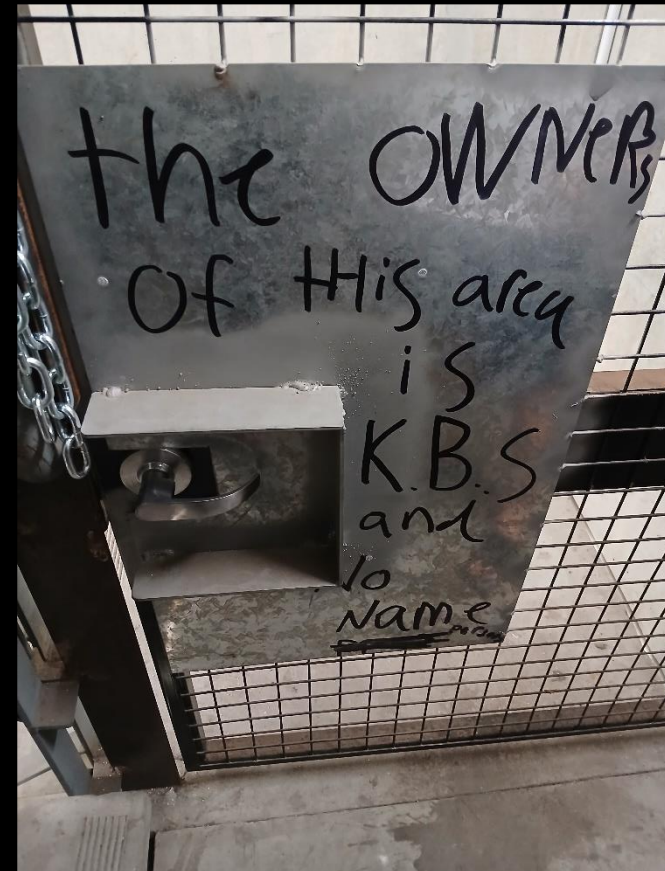


SECURITY REPORT

- Unknown person removed sign from the South Tower, now replaced
- Vagrants in Stairwell
- Pest Control

67 to 111

(1 - 66 located 30m north)



SOLAR POWER PANELS

- Solar Power
 - Additional solar panels installed



SOLAR POWER PANELS

- Solar Power
 - Inverters Required
 - Airconditioning Required to cool Utility room

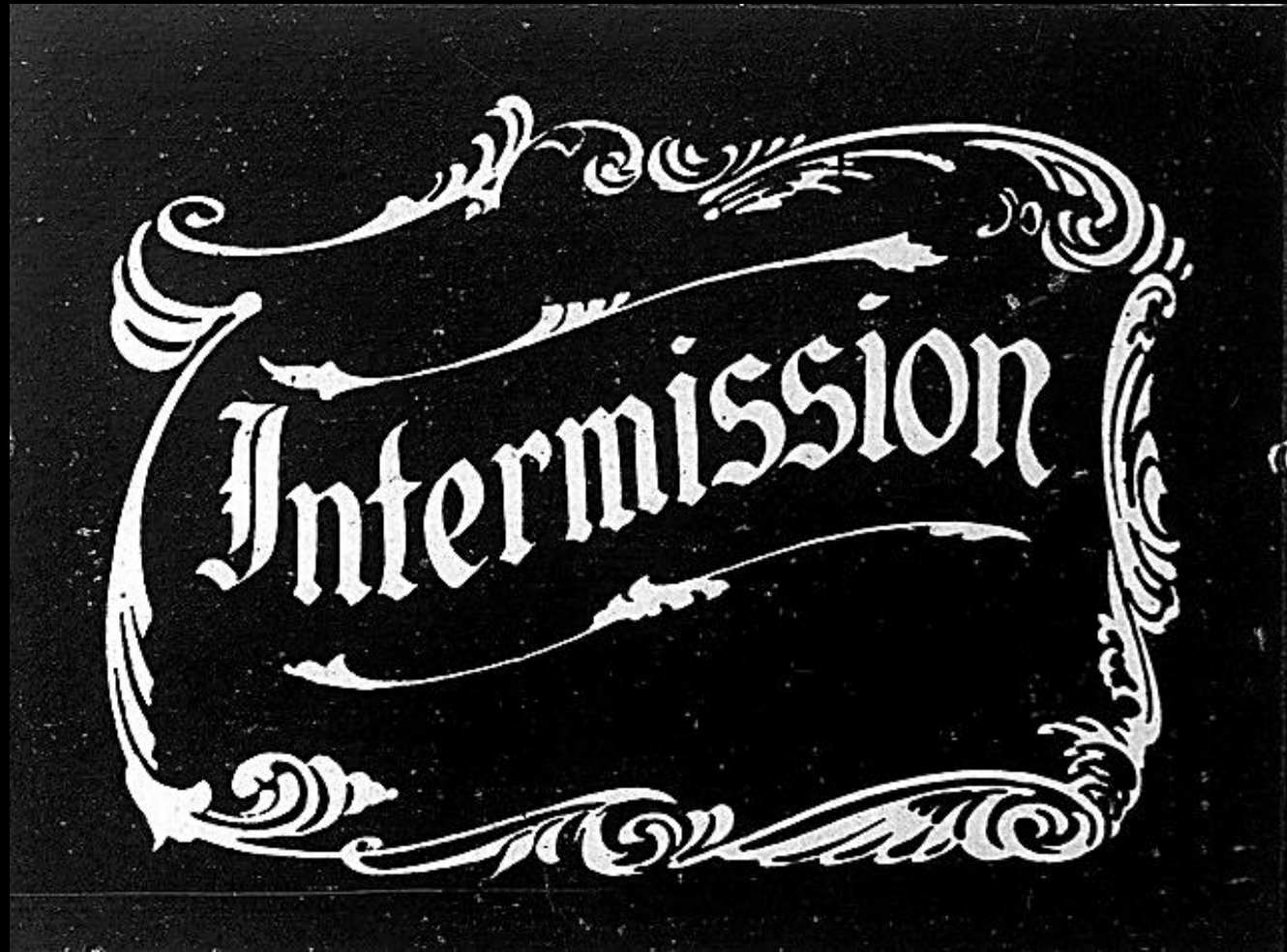


WATER HEATING

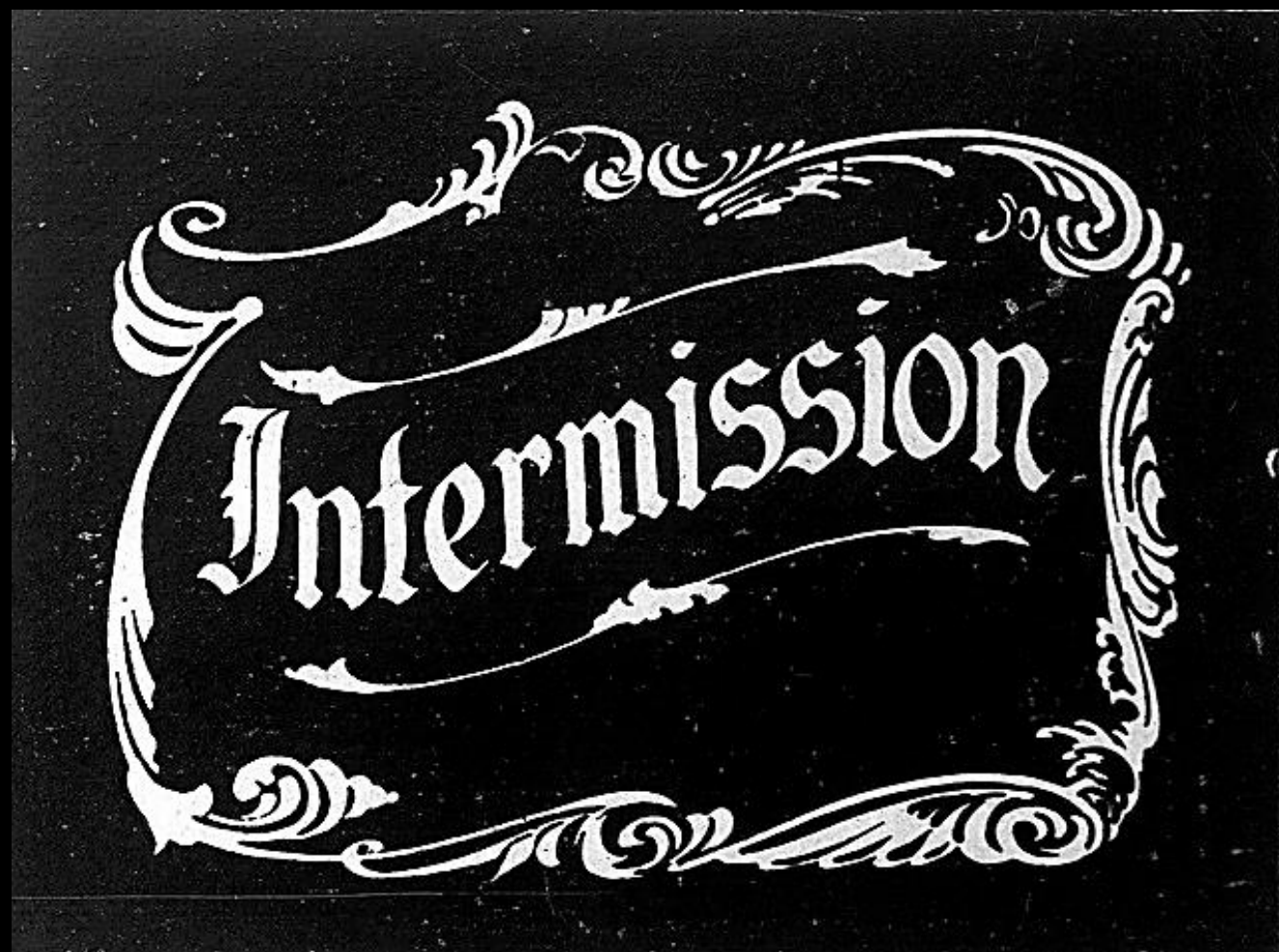
- Replaced 4 hot water units this year (to ensure reliability)
- Solar Power to Heat Water
 - Actively considering gas/electric replacement units



That was what the old committee did.



It's now time to elect the new.



Any Other Business?

- Combined Fire

MEETING CLOSURE (2024)

Thank you for your attendance

