



Martin Towers

Management Committee Meeting

Community Corporation 23362 Inc. (Secondary)

4-8 Charles Street, ADELAIDE

Date: Wednesday 10th August 2022

Time: 6:00 PM (18:00)

Location: Apartment 5

1 Opening

1.1 In Person

Ann Axelby (AA)

Con Karykis (CK)

David Chadbourne (DC)

Phillip Relf (PR)

Rob Creasey (RC)

Carolyn Wastell (CW)

Elizabeth Farrant (EF)

1.2 Apologies

None

1.3 Body Corporate Manager

Representing Whittles:

Steve Geyer (SG)

2 Confirmation of Previous Minutes

1. Minutes from 08th June 2022, accepted DC, seconded RC

3 Decisions without Meetings

1. None

4 Primary Corporation Report (CK)

1. CK: .

5 Secondary Corporation Report (SG)

1. SG: In response to an enquiry from EF, and lamented that the work on the Western sky garden has stalled, waiting on parts to replace the LED lighting around the planter boxes. The parts have been ordered and are expected to take another three months to arrive.
2. SG: Stated that a minor leak had been fixed.
3. SG: SIM cards have been acquired to gain access to real-time power generation information from the solar system.



Martin Towers

Management Committee Meeting

4. SG: Also lamented that the work on the pool flashings has stalled, due to access to contractors to do the work, and it is likely that this work will not proceed until next year.
5. SG: An apartment currently in areas and has been in areas for some time; the owner is demonstrating a willingness to clear this debt. Previously the committee had asked for \$1.5k per month to be paid and the owner provided \$4k in response, \$2k in the last two weeks.
6. SG: Stated that he will engage an electrician to identify the work necessary to install individual electric car charging stations at the lot's car parking area, see Action: 2022-24.
7. CK: Suggested that we ask the Primary Corporation whether we can buy two to five car parks from the Wilsons current allocation to support the location of dedicated electric car charging stations. The meeting was in favour of this suggestion, see Action: 2022-25.
 - a. The committee proposed that we should also enquire whether the Primary Corporation will sell the right-of-way on the South Tower lift to the Secondary Corporation, see Action: 2022-26.
8. SG: Stated that the Adelaide City Council has certified a number of Aluminium clad buildings as being within safety standards. We are yet to discover if this list includes Martin Towers.

6 Discussions

1. CW: Advised the committee that the Metropolitan Fire Service were currently engaged in replacing the London Round connections with the Storz connector as part of a safety upgrade.
 - a. CK: Noted that will likely have no impact on the apartment complex.
2. CW: Advised that a vagrant had turned on a fire hose and left it unattended in the Wilson car park and had subsequently turned it off.
 - a. CK: Observed that Wilson have not been providing adequate security, particularly in the stairwells. This will be raised at the Primary Corporation AGM.
3. AA: Advised that new art work has been paid for and will arrive shortly. AA asked for assistance in rotating the existing art work around the building. PR volunteered to support AA in this activity.
4. RC: Discussed the installation of additional batteries and provisions for charging electric vehicles. The currently battery charging and power consumption rates were identified and we have capacity to use further batteries. One battery can hold a charge of 5 kW. However, at present the pool and spa heaters are consuming 14 kW per day.
 - a. The committee unanimously agreed to populate one of the battery storage racks with the purchase of an additional two batteries.
 - b. The committee accepted that we could best use additional batteries to support the transition of gas heating of hot water to electric heating, see Action: 2022-27.
5. PR: Cost of replacement fob – there is an increasing number of cases when owners are using fob deactivation and requesting new fobs, in particular where tenants have not returned the fobs when they leave. A proposal to increase the replacement cost to \$150 per fob, with a zero cost to deactivate a fob and subsequently reactivate a fob was raised.
 - a. The committee unanimously agreed to raise the cost of replacement fobs to \$150 + GST.
6. PR: Stated that he was collating information for the AGM slides.
 - a. SG: Stated that he was waiting on bios from committee members, in order to send out as part of the AGM notification.
 - b. SG: Stated that the AGM would be held on Thursday 27th October 2022.



Martin Towers

Management Committee Meeting

7. PR: Has been collating requirements for the placement of additional video cameras in order to support building security. The Request for Tender information will be developed and given to SG for distribution to relevant suppliers, see Action: 2022-28.
8. PR: A resident suggested that a refresh of the gym equipment was in order.
 - a. EF: Noted that the stationary bike foot strap was broken.
 - b. SG: It was also noted that there is a need for a weight tree, see Action: 2022-29.
 - c. AA: Mentioned that the third level North Tower fire doors are occasionally closed by residents to act as a sound buffer for their loud parties. Currently, one of the fire doors is chocked open.
9. PR: North Tower second bathroom door locking mechanism: there is a possibility of closing the door but unable to unlock from the outside. Advice will be placed on the website, see Action: 2022-30.

6.1 Communications (PR)

1. PR: Nothing to report.

6.2 Finance (RC)

1. RC: Waiting budget items for this financial year. Currently, there is nothing of concern to the Secondary Corporation finances .

6.3 Resident Support, Complaints and Bylaws Infringement (SG)

1. SG: It has been noted that resident(s) currently unknown have been staying in the pool area past the signed closure time. The Caretaker is currently investigating who this person(s) is/are.
 - a. CK: Said that we will warn the relevant owners in the first instance and once they have been warned, we will raise a fine of \$100 for each instance thereafter.

6.4 Security (PR)

1. PR: Five fobs deactivated and four new fob created.

7 Action List

Id	Required Date	Status	Owner	Activity
2018-14	26 Jan 2018	On-going	RC, CK & SG	Develop a detailed plan for optimal maintenance activities that are funded under the Sinking Fund. 07 Aug 2019 – Effort continuing, considering a Preventative Maintenance regime. On Going
2019-07	03 Apr 2019	On Hold	SG	Obtain a quotation to install rubber gaskets in the North Tower rubbish chutes. 03 Apr 2019 – The Caretaker will attend to this. 07 Aug 2019 – The estimated cost is \$150 per level, the action has been placed on hold, waiting to identify whether an issue with smell persists in the warmer months.



Martin Towers

Management Committee Meeting

Id	Required Date	Status	Owner	Activity
				29 Jan 2020 – will follow up, need to consider the installation of extraction fan in the roof to remove odour.
2019-41	06 Dec 2019	On Hold	DS	<p>To research electric BBQ options and present to the committee for consideration at the next committee meeting.</p> <p>Email various options to consider</p> <p>06 Apr 2022 – DS to send the BBQ quotes to the committee</p> <p>08 Jun 2022 – waiting on DS to email the quotations previously sourced</p> <p>10 Aug 2022 – SG to send an email to DS requesting the BBQ options previously researched.</p>
2022-07	13 Apr 2022	Open	PR => SG => PR	<p>Provide a considered solution enabling Internet access, for authorised users, to support monitoring of the Door Security system, Solar system on the roof and the Video system.</p> <p>06 Apr 2022 – SG has accepted this action</p> <p>08 Jun 2022 – PR has accepted this action</p>
2022-14	08 Jun 2022	Open	SG	<p>To provide a status update on the installation of vents in the gym.</p> <p>08 Jun 2022 – Vents are to be installed in the gym</p> <p>10 Aug 2022 – Work order has been sent but due to COVID-19 issues affecting the workforce, the work has not been completed</p>
2022-16	08 Jun 2022	Closed	RC	<p>To investigate the cost and return on investment period to support the replacement of gas water heaters with electric water heaters, to be supported by additional solar panels.</p> <p>08 Jun 2022 – waiting on next consumption report, in order to identify return on investment. Currently, this is not possible to do until monthly reports from solar system are received and collated. This will be a project for the next years AGM after data collected. then have to get costing.</p>
2022-19	15 Jul 2022	Open	SG	Email owners with a request to nominate for the Management Committee, by providing a paragraph about themselves.
2022-20	15 Jul 2022	Closed	PR	Research locations for additional security cameras and to develop a specification to enhance our security capability.
2022-21	15 Jul 2022	Closed	RC	Add PR to the solar system monitor report email.
2022-22	15 Jul 2022	Open	SG	<p>Request the Caretaker to investigate options associated with acquiring and using a tractor to move the rubbish bins.</p> <p>10 Aug 2022 – Caretaker is currently investigating a system from Victoria</p>
2022-23	15 Jul 2022	Open	SG	Instruct Caretaker to polish out the drinks spill residue in the North Tower ground leave air lock – between the doors.



Martin Towers

Management Committee Meeting

Id	Required Date	Status	Owner	Activity
2022-24	02 Nov 2022	Open	SG	Engage an electrician to identify possibility of installing electric car charging stations.
2022-25	02 Nov 2022	Open	CK	To ask the Primary Corporation whether they would sell the Secondary Corporation from two to five car parks, currently allocated to Wilson parking.
2022-26	02 Nov 2022	Open	CK	To ask the Primary Corporation whether they would sell the right-of-way covering public access to lift number 3 (i.e., South Tower lift) to the Secondary Corporation.
2022-27	02 Nov 2022	Open	SG	To request a vote at the AGM to transition to hot water heating via the use of electric power and to install an additional six batteries.
2022-28	14 Aug 2022	Open	PR	Update the video surveillance Request for Tender document with additional camera locations as identified during the meeting.
2022-29	02 Nov 2022	Open	SG	To arrange for a review of the gym equipment.
2022-30	02 Nov 2022	Open	PR	To place advice on how to open, from the outside, the North Tower second bathroom door that have been closed and locked from the inside.

8 Any Other Business

1. None.

9 Next Meeting

Wednesday 02nd November 2022

10 Closure

Meeting closed at 19:26