

CENTER CONDO NEWSLETTER MAY 2013

There was a committee meeting in April which discussed all the issues below.

BUILDING STRUCTURE

We are getting advice and quotes to repair the cement damage. The main problems are under the pool and cracks in the 15th and 16th floors but there are smaller cracks all over the building. The building has not been repaired or even painted for 20 years and the best solution may be to do a full paint and repair using flexible epoxy sealers. Some of the cracks are so big there is a risk of damage to the reinforcing steel. Preventative maintenance now is much cheaper.



If it is better to fully repaint and repair the building, we already have some money which we can use. Owners already voted 300,000 for the exterior repair fund in this year's budget. We also have 600,000 (from arrears collected in 2011) that owners voted to put in the sinking fund.

We got a quote for about 3 million from the company that repainted View Talay 2A and the Dusit hotel. If our technicians do some of the work such as painting the balconies, the final price may be less than 2.5 million. This could be paid for by a ONE TIME increase of about 5 baht in a single year so the common fee that year would be 23 baht. We don't have enough money in the sinking fund to use for this. Owners can vote on this at the next AGM

POOL

The pool has had problems for many years. The first photo show where a piece of concrete fell off a few months ago and exposed the reinforcing steel. You can see from the other photo of the rust areas under the pool that chlorine water got in here and attacked the steel.



Originally, we planned to replace the broken tiles in the main pool but we may need to do a major repair and remove all the tiles, waterproof the cement and put fibreglass in the gutters. If we don't repair properly, we will have structural problems and a huge repair later. We are getting advice from different companies and we do not have figures yet.

ELECTRICAL AND TV

A committee member with specialist knowledge is advising the committee on electrical and TV systems.

Transformer - we employed a company to do the scheduled maintenance. The oil does not need to be changed

Main breaker We have a voltage leak in the main breaker which we are investigating

Air circuit breakers. 2 of the main breakers have problems and need repair. We made a budget for this at the AGM (100,000) but the final cost is difficult to estimate



TV.

Last year we had the cable and satellite system surveyed by JSAT who gave us a schematic of how to upgrade it. Owners voted a budget of 200,000 to start installing a new system. Fibre optic is too expensive. We will begin with new RG11 main cable, new hubs, boosters and RG6 cable. The cost of rewiring the whole building is huge.

We plan as step 1 to renew the main system then see which rooms need new cable and splitters. Step 2 will be to run new cable to some or all of the rooms. Owners will need to decide if everyone pays or only the rooms that still do not have good reception (normally the rooms furthest from the lift)

PARKING

A committee member will supervise the issue of new parking stickers for this year. We are getting more income from Krung Tai bank and propose to charge their motos for parking as well. We propose to employ a full-time parking guard Monday to Friday so there is 1 person responsible. The cost will not change as we will need 1 less security guard. At the AGM, many owners complained the parking rules were not being enforced and we agree.

SECURITY

The guards at reception do their job well and control entry. But we would like guard number 3 to patrol the building regularly and check the corridors, fire doors and lights. We propose to install several clock-in machines around the building for the guard who patrols.

WATER TREATMENT BILL

We explained to owners that we have a 513,000 bill from City Hall dating back to January 2010. It is a 4 baht per unit charge on water. Two committee members negotiated a reduction from City Hall but we now have to pay the whole amount in installments. The 2012 budget had 700,000 allocated to

unexpected expenses so we should have the money but some owners have not paid the Special Assessment (see below). To pay for the extra charge in the future, we propose to add 5 baht per unit to everyone's water bill. So each unit of water will now be 35 baht

ARREARS

There is about 307,000 owed for the Special Assessment. It is not fair for some owners to be in arrears and force the owners who do pay to pay more. We will write to owners in arrears then start to cut the water supply as advised by our lawyer.

The committee has recovered most of the long-term Common Fee arrears (1.3 million) over the last 2 years. Some arrears that remain are very difficult to recover. Some owners have abandoned their units or died. For example, one owner died many years ago. His son was contacted and said he was not interested in the apartment. The lawyer advised we have no power to enter a room or rent it to recover arrears. There is nothing we can do unless the unit is sold.

FIRE DOORS

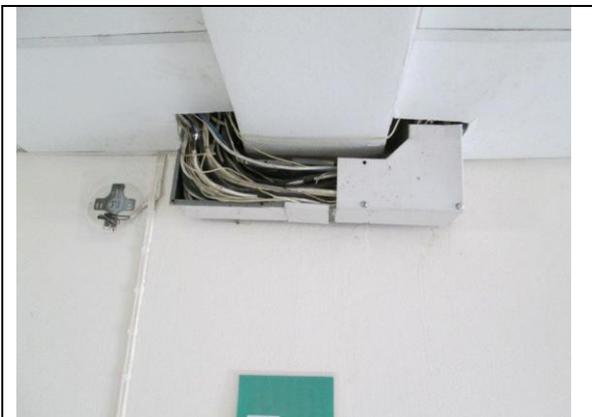
Some of the doors have gaps at the bottom. The techs will weld strips to the bottom. We still have problems with door closers. Also, some residents are deliberately leaving fire doors open. This is dangerous. The fire doors should be closed at all times

FIRE ESCAPE LIGHTS

Owners voted through 100,000 to install emergency lights in the fire escape staircase and also lighted fire escape signs. These are required by law.

ELECTRICAL WIRING

Many owners have complained about exposed electrical wiring. There has been so much urgent and emergency work over the last 2 years that non-urgent items have had to wait. The technicians are now installing plastic covers over all the wiring in the building.



LOBBY IMPROVEMENT AND REFLOORING

Owners voted a budget of 200,000 for lobby improvement and to replace the flooring on some corridors depending on the budget. We are getting quotes to do this using heavy-duty material similar to hospitals. We will show samples and colours to owners to get feedback before ordering. If we don't have unexpected expenses this year, we may be able to do 4 or 5 floors.

WATER MACHINE

We propose to install a water machine in the lobby. This is much more convenient for owners and will bring in some income for the condo.

COMMITTEE

We would like to thank the owners for the huge attendance at the AGM and for voting through all the budgets to improve the building. We hope to see big improvements to the interior of the building over the next year. We also thank the manager and the staff for all their work.