

JANUARY UPDATE - NEW MANAGER APPOINTED

The manager Khun Mayoree and the assistant manager Khun Su resigned for personal reasons at the end of December.

Committee members interviewed Khun Noi on 8 January and appointed her manager starting 16 January. She will work 5 days a week on a salary of 30,000 per month. This is a relatively high salary for a manager but the committee is determined to have good management.

Khun Noi is a graduate with excellent skills and experience. She is currently a building manager at a 600 unit condo and has experience as manager and assistant manager in other large condos. She has excellent computer and admin skills and is bilingual.

COMMON FEE

1. Special sinking fund charge

The committee will meet soon to decide how much the special extra charge will be this year to cover the cost of emergency and safety expenses this year (lifts, surveys, fire equipment, fire doors etc.) Depending on the final cost of the fire doors, the total could be up to 4 million. The question is how to apportion this over 5 years. It would be sensible to pay a large proportion this year so we rebuild the sinking fund to cover any other emergency.

2. Normal common fee increase

The bills for the common fee are going out to everyone in January as normal. Owners can vote at the AGM for an increase in the common fee to continue the improvements program and cover inflation and unexpected expenses. We propose a figure of about 730,000 (about a 23% increase) plus 4% for inflation as a minimum to pay for the interior improvements in 2012. This includes repairing the cable and UBC systems (see details below), lobby renovation, bad wiring, disabled ramp etc.

If owners really want to improve Center Condo, we suggest a total increase of 80 to 100% this year (including the sinking fund charge.) If we can renovate the lobby area and start replacing the corridor flooring, the whole condominium will have a new look and become a nice home.

TV RECEPTION (SOPHON CABLE AND UBC)

The committee received a quote of 70,000 to repair the system. We know this is a priority for many owners who have had problems with TV quality for years. This will cover new lines and connectors where needed up to the connection outside the room. The cost does not include dealing with wiring problems inside owners' rooms.