

2018-10-10 Knightsbridge Mansions Trustees Meeting

Venue: IHFM Offices

Attending: Fiona Dimio, Mel Rabie, Leslie McKenzie, Peter Michaletos, Philip Lourandos

In Attendance: Richard Michelmoore

Mel to chair the meeting as Philip is skyping in

Owners Withholding Levies(Fiona)

The owners that have been withholding levies have been handed over to IHFM's collections. IHFM will send documentation and age analysis to the trustees(only for the monthly levies)

Trustee Resignation (Phil)

Pierre Sarembok has resigned as a trustee from the body corporate.

Updated Blackland Quote (Mel)

Blackland have provided Mel with a revised quote which is around the R800K mark. Increases can be attributed to: VAT increase, increase of labour, material price increases. The Original Blackland quote has gone from R522 804 (5% discount given so actually 496 633.80) to R597 474,31. There has been a **new quote** for work previously not included in the first scope of works of R278 975,45.

* Fiona to call TH Consulting and see if we can some adjust on certain items such as the PNG.

* Fiona to email Peter the TH Consulting report of the roof

* Mel, Peter and Richard to meet on the roof to survey as Peter may have some input to offer.

304 Water Ingress (Mel)

TH Consulting sent through a report and have identified that some sections of the wall along Marais Rd and Signal hill facing wall are hollow. One of the old window frames is rusted. The body corp. will pay 50% on standard 4mm glass. Double glazing, etc will not be covered. The quote for the work is around R14K. Mel has suggested that as 504 is also having ingress of water in the that area skyrider create a report for 504 and 404.

* Fiona has requested a COC(Certificate of Compliance) for the bolts installed by Skyriders that were used for the rope access

Light Fittings(Mel)

Mel and his team have replaced a few broken light fitting that Simon in 403 had reported earlier to the trustees. Mel has also replaced all blown bulbs and broken light fittings.

Emergency Exit Door(Mel)

Fay had reported that the door hinge on the 3'rd floor emergency exit was broken. Mel has replaced that.

Security Issues (Phil)

We have had 2 incidents at KBM. Tenant in 506 car was stolen from London Road. Jean Pierre(Employed by the concierge) was knocking on Fays door asking for money. I asked PPA to review the foot from the device and they said he was not let up. No way to verify this remotely.

This highlights that the security in the building needs to taken into consideration in the future(possibly post the roof project and weighing against other priorities) Trustees need a remote way to view footage in the building, as well as have high resolution as the current cameras are 480p resolution.

Loose Bricks(Leslie)

Leslie has picked up that there are other loose bricks along beach road that need to be fixed. However he has just planted some new flowers. The trustees will address the remaining brick work in February 2019

Brass Strips(Mel)

Mel has found a company that will manufacture the brass strips to his specification. He will install once they have been shipped.

There is also outstanding work from decorative concrete. Richard said he will follow up with the owner.

AGM Finalization(Fiona)

Fiona to email Peter the budget and discuss. Fiona stated we will be able to have the AGM in November, a notice will be sent out in October

003 Balcony Enclosure

Peter has queried about adding a glass screen around the balcony of his flat. The trustees have requested he submit designs on this so we can allow such a change to be made

Meeting concluded at 18:40