

Knightsbridge Mansions Trustees Meeting

Date: 2020-03-11 18:00

Venue: Winchester Mansions

Attending: Melchior Rabie, Peter Michaletos, Philip Lourandos

Absent: Jennifer Potter, Richard Michelmore

Owners Attending: None

Agenda

1. Welcome & apologies
2. Establishing the presence of a quorum
3. Report Back: Maintenance
 - Phase 1 of roof project
 - Phase 2 of roof project
 - 503 inspection by THC
 - Foyer Floor
 - CCTV Quote
4. Financial Report Back:
 - Cash Flow
 - Management Report
 - Arrears
 - Bank Balances
- 5 Legal matters / Credit control
 - MR&R call account
 - Jacuzzi area dispute
- 6 Matters arising
 - Fence separating adjacent building

Item 1

Mel welcomes those in attendance.

Item 2

Quorum established with 3 trustees attending

Item 3.1 Phase 1 of the roof project complete

Phase one of the project complete except for a few snags. The last outstanding items have been listed by THC and they will recommend a new company to complete the snag list. The Trustees have held back the final payment from Blackland and this money will be used to complete the final items. It was communicated by TH Consulting that Blackland as an entity no longer exist. There is also piping and other material that have been left on site. The trustees will arrange for a skip and we

will load it with all the debris as well as some of KBM's own broken pots etc. There is an issue on the roof where the pipe that takes water from 503's balcony to the down pipe that the back of the building has broken and water is pouring down the side of the building. This will be addressed with this work

Item 3.2 Phase 2

It was suggested that the remainder of the roof is first evaluated by THC and a report produced recommending the next steps.

Item 3.3 503 Inspection for water ingress

TH Consulting have been on site at Knightsbridge and been unable to get access to Mr Baricks apartment. The trustees have agreed to 1 more attempt for a date and time to be arranged between TH Consulting and Mr Barick, if this fails then we will have the Body corporates lawyer address the issue in order to get access and determine where the water is coming from. The Trustees have approved a Flood Test if recommended by THC.

Item 3.4 Foyer Floor

The deposit has been paid but no correspondence as to when the work will start. This needs to be followed up.

Item 3.5 CCTV camera's

The Trustees have resolved to spend the money collected in the 2019 financial year for the CCTV system upgrade. Philip has 2 quotes for a 32 channel system. Given the budget of (R42K) and the quotes received so far the trustees feel a smaller system will be as effective. Philip to get updated quotes for a 16 camera system.

Item 4

Financials all in order

Item 5.1 Jacuzzi area

At the last trustees meeting in 2019-2020 Mr Barick agreed to address the jacuzzi with the municipality. There has been no further correspondence from him on this matter. The trustees present have voted unanimously to have the Body corporates lawyer address the issue.

Item 5.2 Using garage as accommodation

PPA security as well and Mel and Philip have reported a person coming in and out of the garage at strange hours. The garage cannot be used as accommodation. The trustees present have all voted to engage with the Body Corporates lawyer in order to address this matter with Mr. Baricks given his refusal to communicate after an email was sent to him asking for an explanation.

Item 6 Matters arising

The fence separating Ocean View and Knightsbridge has rusted and will fall off at some point. We need to speak with the trustees at Ocean View to determine if they will contribute to the replacement.

It has been communicated that PPA security fee will increase as a result of a change in government regulation that has been gazetted.