Knightsbridge Mansions Trustees Meeting

Date: 2019-09-12 18:00

Venue: Whatsapp Conference Call

Attending: Melchior Rabie, Philip Lourandos, Richard Michelmore

Absent: Peter Michaletos, Jennifer Potter, Dr Richard De Villiers

# Agenda

1 Election of Chairman

2 Assignment of Portfolios - Trustees are the same, the same is suggested except for Leslie.

3 Interest resolution - Trustees are to approve the charging of interest on overdue accounts.

4 Levy Resolution - Trustees are to approve collecting levies IN ADVANCE as per the approved budget

1. Late Levy Collection - Trustees are to approve resolution handing over late payers to lawyers for collection.

6 Circulation and discussion of AGM Minutes whilst they are fresh in everyones mind.

7 Trustees Resolution authorising Philip/Mel to open a new account at STB for the 10-year MR&R money collected.

8 Any other business

# Item 1

Mel to stand as chair. Philip and Richard voted for Mel

# Item 2

Portfolio's to stand. With Leslies passing we have a professional gardening service. Fay is managing this. Phil and Richard vote in favour of keeping the assigned duties as is.

# Item 3

Unanimous decision to charge interest on overdue accounts.

# Item 4

Unanimous decision to collect levies in advance.

# Item 5

Unanimous decision to hand over late payers to lawyers for collection.

The chairman informed the trustees that Mr Barrick has made an offer to the trustees concerning 503’s contribution to the roof project and the litigation from earlier in the year. He will pay his contribution of the monies due for the roof and R20,000.00 toward incurred legal costs by the BC.

Philip and Richard feel that the taxing master is better able to evaluate what monies are owed to the BC. The chairman feels that R20K is a low offer based on the costs incurred(approx. R80K+)

Richard has brought up the amount spent on lawyers and that it exceeds the R20,000 the trustees need to disclose to owners. The chairman brought that this was an emergency as the trustees are not lawyers and that it owners were informed at the AGM. It was further pointed out that the budget for legal expenses was R37,000.00 for the year and while the trustees have exceed the budgeted legal expenditure we have to wait to see what the taxing masters ruling is concerning compensation to the BC

The chairman tried to contact Carol Falk on 3 occasions to speak with her concerning her non-payment of the roof project before handing over to the lawyers for collection and she did not pick up any calls or return them.

# Item 6

Philip will add an entry to the website for the AGM, as well as the minutes from the previous year and the questions posed by members of the BC

# Item 7

Unanimous decision to open another interest baring account to ring fence the maintenance reserve funds

# Item 8

* There has been no update from PPA concerning their investigation into their guards assigned to KBM regarding the theft of a bicycle.
* The chairman and Richard have suggested a handy man to address small issues at the building. The fellow renting the small unit from the BC is a possible candidate.
* 405’s tenant reported water ingress into the unit. Mel inspected his unit and cannot see any signs of damp or burst pipes. A plumber was called in as well to inspect the unit. Hard to determine what caused this.
* Intercom – We need to find another vendor as companies that Mel was referred to have not engaged us.
* Foyer – This will be delayed till the roof project is over. As stated by Philip workers should not be using the foyer or the lift to move building material, rubble, etc. That needs to go via the Marias Road emergency exit.
* Philip will draw up a revised proposal to the security system replacement. The chair and Richard agreed that an NVR with enough capacity to expand cameras over the next few years depending on the budget.

Meeting concluded at 18:50