Ratification Of Management Decision Meeting

Agenda: 2016-04-20 18:00 Radisson Blu

Previous meetings minutes were approved

# Over Due Levies

Kim has contacted Fiona with regard to what stage of progress IHFM are at with unit 003 and 105. Trustees are unsatisifed with IHFM in the handling of this matter.

# Irrigation

Lezlie has proposed purchasing 1x20mmx30m hose pipe to allow the garden to be watered with water from the storage tank and thus reduce the usage from COCT. Lezlies solution will cost approximately R1K for the london road area, whereas landmark quoted +R30K to apply additional pressure for that area.

# Door close on ground floor elevator

The gentleman in 202 wants a notice put up. Philip to printout and put up in foyeur.

# Contractor Keys

Only 1 set at security for sliding gate. We need a second set. Lezie has done up a schedule/register for the bike room keys and instructions

# Owners Matters

Very close to getting plumbers report from Tim. Should be by the end of the Month. Ed West to follow up

# 502 Matter

LM contracted Matthew about about dirco about not having re-assessed. Dirco will follow up. He will inspect the roof via harness to canter-lever

the ledge.

Matthew wants to replace the window in his apartment. LM to negotiate about the 50% the body corporate will contribute as Matthew wants a non-standard window frame

In the long term remove the 501 and 502, remove the roof structure from the balcony and replace with a glass structure Les and Ed had mentioned

# Renting Out Storeroom

Erica Medina renting unit 5 out is wanting to rent a store room. The trustees are willing to rent out a store room for R2K

# Report on legal dispute between 304 and 404

Fevrier was served with court order. Experienced workmen to assess at his cost and must correct plumbing issue.

# Securitas Quote

Intention to consider full time securitas quote for the interim. The quote from securitas is R28K and we are currently paying proexec R29.8K

# Supervisor for Rodney

6 month trial with John For R1,700 or R1,750

# Waterproofing Maintenance On Roof

Trustee approve 'waterproofing solutions' quote of R10.8K to do roof maintenance.

# Portico Lights

The equipment is at the supplier but the contract has had serious health issues that has delayed the installation. Ed West to contact Gamid

# Security System

Last week Phil had to loan his monitor as the in the entrance hall no longer works.

Trustgard still need to replace the battery in the remote and replace the splitter for the monitor where the PVR is

LM to query Bevin about additional cameras

# 504 Leak

Darton has checked the leak and repaired.

# Managing Agent

No report from IHFM. We have followed up and no reponse from Michael Baer

# Website

Phil to add tenant contact form. Contact Fiona about AGM financials for the 4 years prior to 2014