**MINUTES of the**

**RATIFICATION OF MANAGEMENT DECISIONS 24th MAY 2016**

**AGENDA and Minutes**

**Approval with or without amendment of minutes of last management meeting 20th April**

**EW and PL**

**Financial:             report on Olitzki Micheletos Body Corporate003 103 matter**

**Leonor reported there are other damp issues as well in 103 pipe and she is having them fixed then the test can be done**

**LIndsay Olitski has mentioned that damp is again coming into her balcony ceiling from above and I’ve asked Fiona to contact Pierre to see if its his balcony**

**Peter Micheletos should have been handed over for not paying his levy in accordance with the rules as he cannot link the leaking balcony to this according to the Sectional Title Act**

**on Fevrier / Crystal 304 404 matter**

**Gavin looks as though he is going to accept the job of repairing the leaks in 404 . They contested our Court Order and came back with an offer which we did not accept including they would pay a maximum of R 15 000 of our attorneys costs to date. We said they will have to pay all costs (which we hope includes the Thermal Imaging costs) but it is at a reduced court rate of about 60% of actual**

**Clarification of legality of withholding levies**

**This is not allowed under the Sectional Title Act**

**Latest on outstanding financial affairs:  age analysis;  Stilus  agreement;  draft budget**

**On levies**

**Peter Micheletos owes R23 000 Fevrier R 14 000 and both have been handed over Dowdswell R 1 449**

**The schedule shows Andrew owes R 9 000 but Lez says this is wrong**

**Kim said IHFM do not like Stylus possibly because their admin systems were too complicated. EW reported we need to get owners approval to use Stylus for ordinary levies (we had it for the Special Levy) and this will be done at the next AGM**

**Accounts update**

**EW reported IHFM continue to be a disaster and they have not reacted to the warning where we called in the owner and Fiona. The budget for this year has only just been completed (May !!) The AFS have still not been changed as requested by EW (they are still showing AJ as a trustee !) and they said we don’t calculate the levy by PQ which is totally incorrect and they have an expense called petty cash which has to be allocated to what individual expenses make up tht total.**

**Electric Compliance**

**KS reported there were still 5 owners who’s boards have not been inspected by Voltec after that we will get our compliance certificate**

**Security**

**It was agreed to change the security company and then the security camera system when we can afford it as there is no possibility of getting a better service from ProExecs guards**

**Safety railings on roof surrounding atrium.**

**It was decided to prohibit anyone other than agreed workmen going up onto the roof and for large jobs they must provide the safety rails for the staff**

**Legal:**

**Steven and Michael have cost the BC over R 171 491.17 and Fevrier over R 45 377.70 in legal fees to date.**

**We need Ryans opinion on one or two items on the Special General Meeting Agenda still before we can pull the AGM pack together**

**Maintenance:    report on 502**

**roofing repair this continues as does the repair/replacement of their front window**

**General Report on lights in building:**

**portico lights are up and working**

**Corridor lights**

**The light sensitive switch has been relocated**

**Report on Recycling project**

**we need to educate owners at every chance**

**Report from John re Rodney**

**It was agreed that Rodney would report into John for EVERYTHHING including leave and if necessary Kim would be copied on things like leave**

**The Garden Contract.**

**Lez asked for the current contract to stay for another month (Grow)**

**Maintenance : Otis**

**lift report states Door closures are our responsibilty Rodney is to be asked to clean the lift door brass contacts that tell the lift its OK to move when the doors are closed**

**Fountain**

**Ed, Gavin and Lez are looking at solving the problems with the fountain**

**Outstanding money: What amount will we accept for the monies owing of R119976 ?**

**It was agreed about R 65 000**

**The meeting closed just after 20h00**