**Knightsbridge**

**Minutes of the Trustees Meeting 13 October 2016**

1. **Minutes of the previous meeting of 13 September 2016** were approved **All**
2. **Matters arising which are not in todays Agenda**

**Monthly Accounts**

KS said she did not agree that the accounts for June July and August were

incorrect as EW had kept saying. She said they were accurate. EW repeated

that they were not accurate and it was agreed to have a meeting with

Marion of IHFM about these **All**

**3 Roof**

PL stated we are still waiting for all the quotes to arrive **PL**

EN mentioned the dripping from the geyser of 505 on the roof

needed to still b re routed as did the overflow from the water

tower and the mess in that room needed to be cleaned up

**4 Legal matter**

4.1 Conclusion of 503 504 balcony waterproofing dispute -

outstanding amount received from S Barrick

4.3 Water ingress into 304 from 404 EW reported Fays

apartment has not started drying out yet even though Fevriers expert

had done a dye test witnessed by LM and no dye showed in Fays

apartment. Fevrier is now living in that apartment and we will watch

to see if Fays apartment dries as the dry season is here **EW**

4.4 Water ingress 103 3 EW is working on this problem to avoid heavy

legal fees  **EW**

**5 Other**

5.1Garden

EN reported an electric lawn mower had been purchased and Rodney’s

Duties have been expanded to include mowing the lawn  **EN**

LM reported new plants had been planted into area 1 (London Rd) – the

roses in area 2 were pruned viciously in August and were now looking

spectacular and the garden in area 3 (outside apartment number 3) was

cleaned up.

The garden service has been suspended to help save money. He had

also cleaned out a lot of rubbish from Store 1 and placed all the tools,

paint and maintenance items in Store 2. **All the trustees**

**congratulated Lez on the wonderful work his hard efforts have achieved**

**just at the perfect time as the Festive Season arrives**

**EW reported that he had received many positive compliments about the**

**work Moira had done sorting and re rearranging the court yard and he**

**asked EN to pass these on to Moira**

5.2  **Cleaning**

EN reported that Rodney was very difficult to deal with at times but he was

working on this

5.2 **Ground Floor Flat** awning and re-enamelling bath

EW mentioned he had spoken to Clint in the GFF and mentioned in a few

months when our cash was in a healthy position we would call in renew

a bath to do his bath and we would paint his door

5.3 **Security**

EW suggested as the security guards often complained that they were paid

very late sometimes on the 6th of the new month that maybe we should

withhold R 10 000 from our next payment to Proexec and pay the guards

out of that.

KS and EN suggested we employ those guards as our staff. EW and LM

were very against this because of the major labour relations headaches

this gave organisations. He asked KS and EN to investigate which

apartment blocks had done this and what effect this caused. **KM EN**

Cameras not recording - PL mentioned a new hard drive would cost

About R1000

5.4 **Tandem Garage** EW reported that after S Barick 503 sent the trustees

an email stating that the garage he purchased over 20 years ago had a

“rent” charged on it now when it had always been described as a “levy”

before.

EW then asked Ryan our attorney to investigate this but he

simultaneously wrote an email to Steven denying he had ever

purchased the garage as it had never been for sale. He told

Steven it was owned by the Body Corporate and was for the exclusive use

of apartment 303 which Steven had purchased many years ago and then

sold about a year later, EW asked Steven to produce the “paper work”

which transferred the use of that garage from 303 to his other apartment

503 and to date he has not had any reply from Steven

A few days later Ryan our attorney notified the Trustees that he had been

to the Deeds Registry Office and the use of that tandem garage was

registered in the name of Eric Nedemyrs organisation (as is apartment 303)

for the exclusive use of that space for apartment 303

EW pointed out to EN that he needed to take the evidence of this registered

use to Steven and sort the matter out with him as it was an owner to owner

issue

**6 Any Additional Matters**

Entrance heater it was agreed to replace the current heavy electricity using

heater under the security desk with a less electricity using wall heater

before next winter **EN**