**Knightsbridge**

**Minutes of the Trustees Meeting 30 November 2016**

**To discuss the Security Company Issue and 4 other small points**

**Present EW LM PL KS apologies EN**

1. Quotes for the concierge service during the day and then a security company

service each evening were discussed and it was decided to use the Concierge

quote and Talon. We would request the good staff working for Proexec at

Knightsbridge be taken on by Talon who are prepared to do this.

The cost for both of these organisations would be less than we are currently

paying Proexec before their 2017 increase

1. LM reported that there was a possibility that the reader of the tags to get

Into Knightsbridge could possibly be programmed to read all the existing tags

and Pyramid would collect it today (1 December) and take it away to see if

this was possible.

If it works that would reduce the costs to about R 200o including 10 new

Tags.

The Trustees there gratitude and appreciation with the way LM had

progressed this difficult problem **LM**

1. LM asked how many people in the building had opted for fibre optic

cable and Phil replied 3 or 4. It was agreed the trustees would not

recommend any of the possible companies if owners asked for advice

as we are not able to evaluate them

1. LM reported he had approached the City of Cape Town to get approvals

to use the underground stream under Knighstbridge including using a

hosepipe to distribute it and had been referred to the “borehole section”

only to be told he needed to go to the “Ombud section” only to be told

he should go to a 3rd different section, which he did after a number of

visits to the Councils offices. He had now submitted a written application

has been told we should hear before Christmas. EW mentioned that if

the Council gave permission to use the water but not a hosepipe we should

point out that the water is only available below ground level and it would

also be impractical to distribute it by bucket. He asked LM to see if

they would let us use an underground pipe system to all the flower

beds right up to the corner near apartment 4’s balcony.

The trustees again expressed their gratitude to the way LM is

handling this onerous task **LM**

1. PL reported that the roof quotes should be in a form where each section

could be compared between all the quotes by next week

KS recommended once we have chosen a contractor for the waterproofing of

the roof, that we get them as well as Voltec (Electrical), Godfrey for the TV

cabling, as well as the skylight people to meet up with the trustees and they

might liase with each other as to whom begins first in this project so that it

can all run effectively and smoothly.

Jacque from Voltec confirmed that his portion of the electrical project

would take 1 month to complete. **PL EN**

1. LM asked why Mr Majaal had been asked to give some advice on the

roof project and EW replied to advise us on the age of the skylight frames

in apartment 503s roof. Because if these were newer than S Barick’s

occupation of that apartment then the cost of waterproofing/ renovating

those would be for S Barick’s account. LM requested that the Trustees

route all request for Mr Majaal through him - which EW said they had

agreed this was a good idea and this had been sent in an email to LM. LM

said he hadn’t received that an EW said he would check what had

happened to it. LM also asked if EW could send Mr Majaal a list of the

extra small jobs he had requested be done **LM EW**

1. EW reported he had spent many hours preparing the presentation to

the Sectional Title Ombud and now had 13 pages of typing still to do

and he had to sort and tabulate many many emails into a logic order

so that the Ombud could see how many thousands of hours we have

all spent trying to sort out the water ingress problem into apartment 3 **EW**