KBM trustees meeting 2017-02-20

Present: Kim Steenkamp KS

Philip Lourandos PL

Leslie McKenzie LM

Eric Niedermayr EN

Apologies Ed West EW

Ratification of previous minutes

Previous month’s meeting minutes approved

# Concierge

Jill Landymoore queried KS why the concierge service was using foreign nationals and not South Africans. It was agreed amongst the trustees present to inquire why South African nationals cannot be used

# Un-minuted Points

Rodney has requested 1 day of compassionate leave on 2017-03-03.

# Rodney and garden

Rodney has not been doing gardening (IE mowing the lawn). However the money for this R200 extra a month has not been paid. Neither has the increase been backdated. Kim to follow up with Fiona about Rodney’s pay from this week (2017-02-20). Every Friday Rodney to mow the lawn, and clean from the wall of the building to the middle of the pavement on London and Beach Rds. KS

# Financial Accounts and AGM

EW happy with IHFM audited report. Trustees agree to hold AGM on 2017-03-22 EW

# Roof Project

PL will be meeting with all the contractor on Thursday so that the contractor can see what each other is doing and communicate what is required. PL

No action yet from Mel Rabie to address geyser on the roof which needs to be moved due to the re-waterproofing. PL

PL to follow up with Godfrey about the cabling PL

There has been no further correspondence from 503 WRT the replacement of the skylight windows that are cracked and frame that is damaged. The trustees agree that the simplest way to resolve this issue will be to remove the skylights and board over and waterproof as it is on Common Property. ?

# Electrical Compliance

An email needs to be sent out to owners who are affected by the cabling replacement, that they need to set a date with Voltec. If owners fail to do this and meet with Voltec their units will not be covered by the buildings insurance, and may adversely affect the Compliance of the building. ?

# Unit 03

# EW says 10 days left till ombudsman can make a decision/ruling EW

# Garden

The garden does need a bit of manual labour from time to time. LM has contact from 1 of the owners who can work on a Saturday for R250. Trustees happy to use this guy every now and then. LM

# Water Usage

Trustees to draw up a proposal for the building so that every unit in the building will have a water meter to assist in seeing which units are not complying with the water restrictions. This is necessary as the crisis will not be resolved quickly. ALL

Mr Robertson at COCT to personally deliver mail to chief inspector about KBM using stream water. LM has a sign from the COCT that we have a well point. LM

EN to tell Rodney to clean the bins with the stream water and not the municipal water. EN

# Concierge and Security

KS will speak to Denyus about John as he is too chatty and invasive KS

KS to supply feed back to Neil from Talon. The security personal need to greet owners, assist if they have parcels to the lift. KS

# Safe

LM has discussed with EW about the purchasing of a digital safe. Rodney can leave his keys in the safe when leaving work. LM

# Transfer of flat 5

Resolution was signed on the 2017-02-10 new owner liable for special levy. ALL

The meeting ended at 19:20