# Knightsbridge Mansions Trustees Meeting 2017-04-12

## In Attendance

Ed West

Leslie MCKEnzie

Eric Niedermayr

Kim Steenkamp

Philip Lourandos

## Special Levy – Delay due to 503

* Kim to ask Fiona to send out mail WRT the roof project as some owners have have asked.

Mail should state that there is no recourse against the BC. BC tried to get this project completed before winter started. However 503 have blocked the trustees from stating on this project by filing a complaint against the trustees with CSOS. 503 have stated the whole roof does not have to be re waterproofed. The Trustees experts have disagreed with this belief of 503.

* Ed to inform owners that they can get their money back in the interim if they want. We will try and start the project in late Oct/Nov

## AGM Proxies

We have the following proxies:

Ed – 204 & 306

Eric – 403 & 203

Kim – 401 & 101

Leslie – 502

Philip – 104 & 205

## AGM Agenda

* The trustees need to talk about the complaint filed by 503 with CSOS and how Tim Hartle’s report has vindicated the trustees.

## 503 Lease

* 503 need to re-instate common area property that they have encroached upon. Instructions have been sent to BBM in the regard.

## 503 Garage

* Eric should receive feedback from his lawyers.

## 003 CSOS

* Case is going to adjudication

## Garden

* Told Rodney not to use buckets and mop to wash Camps Bay passages, but to use the CleanMachine we have.
* Told Rodney he is not allowed to use City water to clean bins, but use Own Water as available in the parking area.
* Rodney needs to be told this officially by his Supervisor, and backed up with a written instruction
* The new 20mm hose reaches to front London Rd bed. All plants in that bed can be watered, but pressure not strong enough to activate sprinklers. Trigger nozzle is used for economy of water use. An extra length or 20mm hose will take water to Camps Bay or Western Bed – expense for it was approved. Providing hosereels for ease and speed of work is recommended….. LM to find and price before buying.
* Council’s ‘Well Point … etc’ sign placed in garden; another to be affixed to wall alongside parking area. LM
* LM apologised to trustees who were upset at an email he sent after feeling a tad let down and not sharing his own elation at our having achieved success in getting permission to use own water. His apology was accepted.
* New plants for Western bed. LM proposed a set of 3 slender fir-type evergreen trees, with strelitzia (crane flower) between. All other trees in this bed to be removed. LM asked to provide drawing or photos for approval.

## 404 Electrical Certificate Of Compliance

Philip saw Howard was in his apartment and went to speak to them about the COC. Howard was informed that as the managing agent has specified to owners, this is a BC cost from the municipal mains to the owners mains and not an owner cost. Inside the each apartment the work is for the owners cost. Contact details were passed onto Voltec and Leonie at voltec has been trying to schedule a date.

If there is no traction on completing 404 as it is the last apartment to be done, Fiona is to send out a mail stating that 404 will be liable if there is an electrical fire in the building

## Finance

Kim has the recent finances:

Bank Account Balance: R189K

Call account: R393K