2017-11-14 Knightsbridge Mansions Trustees Meeting

Venue: IHFM Offices

Attending: Fiona Dimio, Kim Steenkamp, Eric Niedermayr, Leslie McKenzie, Pierre Sarembok, Philip Lourandos

Owners: Fay Crystal

# Insurance surveyor (Phil)

Showed the risk assessor around the building and answered questions. He had some follow up questions a few days later that were answered.

# Car port gate (Phil)

Thanks to Leslie for starting this project and meeting with contactors. This has been handed to Philip, who has received the updated quote. The trustees have accepted the quote and put down the deposit. Work should be completed toward the end of November

# BC toilet issue (Leslie)

Leslie had his plumber remove the chrome downpipe and replaced with PVC and join pipe. All for a cost of R965.00

# Loose tile reported by 103 (Phil)

Purchased tile cement and fix 2 loose tiles

# PPA security (Pierre)

Pierre and Philip have read through the contract. Philip will submit document to PPA

# 003 CSOS (Fiona + Phil)

Have not received the phone call Peter said he would make in 2 days. Will send through a mail to Peter and Fiona and arrange for a meeting

# IHFM revised fee (Fiona)

Agreed to increase @ R4.6K

# Water meters(Kim)

The water crisis in Cape Town will not be resolved in the short term and the building is in a high usage bracket unlike other buildings IHFM manage.

Fiona has recommended a service to come in and inspect the build for installing water meters to apartments. This person can also follow up with COCT about high water bill earlier in the year, and Octobers R10K “estimated” bill.

# Adjudicator ruling - action required WRT 503

No further obligations WRT adjudicators ruling

# Roof Project

Craig to send courtesy notice to Fiona and Fiona to send to owners that work will be commencing

# SGM

Fiona suggested having a representative like Simon from BBM, attend the SGM as 503 will have their lawyer present

Meeting adjourned at 19:10