2018-01-22 Knightsbridge Mansions Trustees Meeting

Venue: IHFM Offices

Attending: Fiona Dimio, Eric Niedermayr, Philip Lourandos

Unable to Attend: Leslie McKenzie has a prior engagement, Pierre Sarenbok

Owners: Fay Crystal

# Safe for owners keys (Phil)

Apartment 402 complained about the lack of a safe for owners to keep their keys in. Philip has found a safe that can hold the keys. Has a digital pad lock as well as a key to override. Cost is R2K. The motion was put to a vote

Eric: For

Philip: For

Philip will purchase the safe

# Sell old lights from foyer and windows for 501

At a previous trustees meeting Leslie asked where the light fittings that were replaced in the foyer, as he believes we can sell them. They are in the BC electrical room.

The window frames and glass that were purchased when 501 wanted to replace their windows are in the bike room and have gone unused for a number of years. They also need to be sold off to recoup money for the body corporate.

Leslie to inquire about selling the light fittings

Philip to inquire from Peter Michaletos if those frames could be used in their apartment, else Pierre to find a buyer.

# 501 - Structure and water device(Philip)

Over December Philip removed the rusted metal structure around 501 emergency exit into the lightwell. There is a device to cut off water that is attached precariously.

Philip to contact Darton plumblers and get their opinion if it is a risk

# 003 - Dispute being resolved

Philip has met with Peter Michaletos and the trustees have agreed to fix the down pipes that Peter has complained about and withholding the levies. The exiting pipes that go over the door frames will be removed. The plumbing pipes will be extended to the balcony floor. The floor will be chiselled out and addition pipes laid to take water into the garden.

# COCT Water cut off

Fiona has recommended that the trustees install extra capacity in the building when COCT shut off water in April.

Philip to contact aquaritca

# Foyer Tiling

Eric is still receiving quotes. Fay has requested that the existing tiles that are loose be removed as people may injure themselves.

Philip to remove tiles in the section where the tiles have come up

# Loose bricks and masonry

Philip has been removing loose bricks along the wall along Beach and London road. Mortar has been removed from the bricks and the wall. It’s still an ongoing process but will cement in the bricks before March.

# COCT water bill for November

This has been corrected on Decembers statement as the bill was a few hundred rands