Knightsbridge Mansions Trustees Meeting

Date: 2019-12-10 17:00

Venue: Winchester Mansions

Attending: Melchior Rabie, Peter Michaletos, Philip Lourandos

Absent: Jennifer Potter, Dr Richard De Villiers, Richard Michelmore

Apologies:Jennifer P and Dr Richard DV

Owners Attending: Fay Crystal, Stephen Barick

1. Agenda

1. Welcome & apologies

2. Establishing the presence of a quorum

3. Report Back: Maintenance

• Roof phase 1

• Foyer door

• Light fitting replacements

• DSTV infrastructure

• 105 water ingress issue

• Security system replacement

4. Financial Report Back:

• Cash Flow

• Management Report

• Arrears

• Bank Balances

5 Legal matters / Credit control

• 501 & 503 Arrears

• MR&R call account

• Jacuzzi area dispute

6 Matters arising

• Handyman

• PPA contract renewal

1. Item 1

Mel welcomes those in attendance. Peter was running late and started the meeting via dial in

1. Item 2

Quorum established with 3 trustees attending

Item 3 –

Phase 1 - Blackland have completed the contract expect for the final connection of the final gutter that has been added to the building. Blackland cannot do this. Mr Barick has complained there there is damage to a coach light. Mel will be inspecting the roof with Coen on Thursday(2019-12-12) Mr Barick has complained that there was water ingress caused by Blacklandwhich the chairman said he would discuss with THC on the 12-12-2019 meeting.

Item 3 –

We have a selected a design for the door. The trustees and Mr Barick are happy with that. Mel has a quote just for the door frame, excluding installation, glass and hinge springs. It was put to a vote and Mel, Peter and Philip agreed to go ahead with the foyer door replacement.

Item 3 – Light fittings

Mel has presented the fitting. Fay and 503 not happy. Mr Barick offered to source. Mr Barick will look in this and report feedback in 10 days. Philip will contact Mr Barick on 2019-12-22.

Item 3 – DSTV infrastructure

There was a blown fuse on the sub board that supplies power to the DSTV distribution box. Only 2 owners complained. Philip’s proposal is decommission the buildings dish and cabling. Also the building current setup does not receive 4 signal, only 2 there people using the buildings infrastructure will not receive all channels. The trustees feel it would be better to leave this as is.

Item 3 – 105 water ingress

A report back on this. Water issues in that unit have been sorted out. The BC have paid all the expenses required.

Item 3 – Security System

There have been a number of security issues over the past few months. The current system has 8 cameras of which 2 are not operating. The DVR is not recording either (The hard drive was replaced 2 years ago) We have budgeted R48,000 this year for security upgrades. Philip to start seeking quotes for a system to replace what we have but also expand over time.

It was decided that the building would subscribe to a Fibre Service for future connection to the new CCTV system, Intercom possibly and Internet based switches etc. Philip would source quotes.

Mr Barick has complained that the door release button has been moved from being mounted on the wall. Mel will put it back to where is was originally.

1. Item 4 -

The building is in a positive cash flow.

1. Item 4 – Arrears

Carol Falk has been paying monies owned to Werksman. She has made 3 payments to date

Mr Barick is also in arrears. He contends there is a legal fee that he has disputed with SAProperty and maintains that SAproperty has not cleared this up. Mel will investigate.

1. MR&R New Call Account

We have the new Maintenance and Reserve call account opened with R20K deposited in there to open the account. SAProperty are determining what amount needs to be transferred from the other call accounts to ensure all MR&R moneys are held in there own dedicated accout as required by the Act.

1. Item 5 – 503 Jacuzzi area dispute

Mr Barick agrees to have the jacuzzi area approved by the City Council. Mr Barick has stated that he needs the trustees signature to submit plans to council. The chairman made this clear at the meeting and in the past that when Mr Barick requires the trustees signature to submit the plans they would be happy to do so in order that the Jacuzzi conforms to the City of Cape Town’s planning by-laws. This would be the recommended starting point in resolving this Jacuzzi/common property issue.

Item 6

It was decided that a pump will be purchased so that we can water the front garden with the water collected from the storage tank as the pressure is currently rather low.

Meeting concluded at 18:45