

Mutual Heights

Darling Street Cape Town.

NEWS FROM YOUR TRUSTEES

Edition 3.

February 2006

Dear Fellow Owner and Mutual Heights Resident,

Your Trustees wish you well for 2006. Let us hope that it proves to be more peaceful and less dusty about our beautiful building than of late.

Overleaf you will find the third newsletter from your trustees. It does not pretend to be a full report of our activities and discussions; for that you must read the minutes of our meetings kept in Charles Keefer's office. Every member of the Body Corporate is entitled to read this book, though since the latest minutes invariably have to be approved by the next meeting and then signed by me it follows that the minute book is always a little out of date. We meet once a month and our meetings usually exceed two hours in length. There is always much to discuss though I have found that after two hours our use of time becomes a little elastic and uneconomic!

The items set out below are all important and I hope will interest you. In particular may I draw your attention to the item about snags. We intend to discuss a report on the state of the building at our meeting on the 20th February. We will then pass on the report and any additions or amendments to Old Mutual Properties (OMP) who themselves are dealing with the contractors.

May I also draw your attention to the fact that we shall hold the Annual General Meeting in late April and I hope to give you advance notice of the actual date in my next letter. Those of you who, if not are actually straining at the leash, are still waiting for the general meeting of the Adderley Body Corporate must wait longer still. As you will know the meeting fixed for January had to be postponed because of legal problems. I will write to each of those who park in The Adderley giving you as long notice as possible of the important forthcoming meeting which will settle the balance between parking owners and Adderley Apartment owners and the way the levy is calculated. Some people have asked me about the levy demands they are receiving from Permanent Trust. Such is the poor state of affairs that the accuracy of these is in question. But it is beyond doubt that each of us who park there owe something. I think the best practice is to pay the current demands keeping clear records of the same.

If anything bothers you, please don't hesitate to speak or write to one of your trustees. To remind you, my email address is phrippon@telkomsa.net and I am always glad to hear from residents and owners.

Yours sincerely,

Paul Rippon.
Chairman.

1. The following matters have been raised by members of the Body Corporate:

- a. That our refuse disposal system should be more eco-friendly. This suggestion met with approval by all your trustees; however the quotations we received far exceeded the amount set in the current budget which you approved last year. I have asked that the forthcoming AGM be told the likely cost for the year 2006/7. If a majority of owners consider we should accept this system despite the cost, then an amendment to the proposed budget can be moved at the AGM.
- b. Laundrette: One owner asked if laundrette facilities could be made available somewhere in the building. Your trustees discussed this at their January meeting. There is one commercial service available in the building and on balance the trustees did not feel that the expense of providing further facilities was justified.
- c. One member of the Body Corporate has indicated that she intends to move an amendment of the Conduct Rules to permit greater variety of colours of window dressings (curtains and blinds) throughout including the atrium. The Conduct Rules were in place before the Body Corporate came into existence but it is possible to amend them at a general meeting, and closer to the event I will outline the procedure and if moved the matter must be dealt with at the AGM.

2. Security. Your trustees are always concerned about security. If you notice any security lapse, please report it to Charles Keefer, the managing agent as soon as you can. If he is unavailable and it is urgent then get hold of the operations director of the security company. He is Noel Rassie and his numbers are 021 511 6758 & 083 285 7647. Concern has been expressed about the security of The Adderley parking area. We have no control there as yet. Your trustees will arrange to have the door to the air bridge repaired so that it will automatically lock shut after use. It can be opened from the air bridge side with the white pass card that operates the Ground Floor Parliament Street entrance. If you are going through the door into the parking area, just press the red button by the door.

3. Beware tailgaters. Criminals have recently gained access by entering through the entrance door from Parliament Street. It is easy for a pedestrian to slip in and possible for a car. Once in and possibly having been up to mischief they can find their own ways out . SO PLEASE BE VERY CAREFUL AND ALWAYS MAKE CERTAIN NO-ONE ELSE IS GETTING THROUGH THAT DOOR THANKS TO YOU.

4. The front doors. These splendid doors have been examined and at their February meeting your trustees will hear from Old Mutual Properties their proposals for the repair of the doors. The report the trustees have received about the security of the building has stipulated that these doors should not be locked. We are investigating whether it is in order to close them at night – as we have assumed it is. It seems that it would be difficult indeed to open them from the outside. There remains an unresolved issue concerning *when* they should be closed, whether the early evening or at midnight. The Trustees are not agreed on this neither from my soundings is the wider membership of the body corporate. Accordingly your trustees have decided that the issue be debated at the AGM and a decision as to the time they be closed made at that meeting. More of this later.

5. Gym. Your Trustees understand from Old Mutual Properties (OMP) that the gym is almost ready for use. They are generously charging only sufficient to cover the running costs and will soon inform us of the arrangements they are setting up for its use. Suffice it to say that you will not find your Chairman there. Whenever he feels the need for exercise, he goes away and lies down until the feeling passes over!

6. Mutual Heights Website. Studies are being made in order to set up an inter-active website for the exchange of views between members of the body corporate and also for the testing of opinion when controversies arise. More later. As always watch this space.

7.. Snags. At the meeting of your trustees on 20th February next we shall consider and prepare a final list of “snags” namely faults in building or unfinished items for transmission to the contractors. As mentioned before, if you have any problems within your unit, now is your last chance to draw attention to them. Please send the details direct to Charles Keefer (charles@propertyexponents.co.za).

8. Those of you who attended the **Christmas Party** had a ball. It did not finish until well past midnight. We all owe thanks to Trustee Dylan Stanton for his efforts in arranging this, acquiring and decorating the tree and so on. Thank you also to Old Mutual Properties (OMP) for lending us the lovely banking hall for the evening. It became almost a banqueting hall! I shall long remember the hall, lit by tall, tall candlesticks the lovely tree in its midst, the counters covered in delicious snacks. All quite beautiful. It was also nice for me to meet several of our Body Corporate members. The evening came in under budget, and your careful trustees have arranged for the tree itself, lights and decorations to be stored away for next year; recourse will be made to some of the left over wine after the AGM.

9. Trustee Laureen Rousseau has resigned. The Trustees do not think it necessary to appoint another trustee at this stage.