

MINUTES OF THE ANNUAL RESIDENTS' GENERAL ASSEMBLY

TUESDAY, MARCH 19, 2024

Agenda as per statutes

1. Election of chairman of the meeting
2. Presentation of report covering the period since the last meeting.
3. Future activities/tasks for the Residents' Representation in the coming year.
4. Presentation of revised annual accounts for approval, as well as budget. Distributed one week before.
5. Approval of budget and determination of dues for the coming year.
6. Discussion of any proposed motions. Distributed one week before this meeting.
7. Election of resident representatives and possibly, alternate(s). Annie (chairman) is not up for election. Lasse and Egon are up for election.
8. Election of auditor.
9. Any other business.

Minutes

1. Lasse Bredsten was elected as chairman, who confirmed the legality of the residents' meeting. There were 15 tenants present. Bent Bastian volunteered as the secretary.
2. The chairman of the residents' representation, Annie Svendsen, presented the report for the past year:

Well, it's been a tough year to get things done. We've had meetings with DEAS, where they promise to work on the issues we raise, but there's not much progress we can see. However, they claim things are underway.

Shafts and garbage chutes

It turns out to be a matter of money, where PKA has to find solutions through the bankruptcy estate. Furthermore, DEAS has unsuccessfully tried to obtain drawings from the municipality. They don't want to start drilling where they might hit any pipelines, but they might end up doing so - drilling, that is.

Water in the basement

DEAS has ordered a TV inspection but doesn't expect it to be sewage problems, as the water has been very clear. Perhaps it's drainage issues, that's also being investigated. But they're still making a service agreement for sewer cleaning. Also, there are no drawings of the sewers and what they consist of, but they expect them to be PVC and concrete pipes.

Salto chip-keys

They've disappeared from the 10-year Maintenance Plan. PKA has to make a decision. Our Tech Adviser, who is responsible for the plan, received the PKA list concerning our property yesterday morning and hasn't had time to go through it. I'll call in a few days.

Caretaker

We're getting an additional caretaker. When the aforementioned Tech Adviser toured the property before our meeting on February 29, he was furious about all the rubbish and mess, prompting a complaint to the Facility department. An extra caretaker (Kim + Daniel) was then the solution, and we hope for the best. However, LLO [The Danish Tenants' Union] says there's no minimum working hours and that we can't get information about either hours or times.

The noisy and damaged pavement in Ystadgade near the sewage pump

It's not PKA/DEAS's problem. It's the Homeowners' Association. DEAS has written but hasn't received a response. I'll write to the HOA again. Last time, we managed to get asphalt thrown in Antwerpengade.

Cleaning and window washing

The current company is terminated, and a new one needs to be found.

Bicycle clearance

Which took almost half a year, because PKA and DEAS argued over who should pay for collection, but eventually succeeded. But we're still waiting for the promised additional bike racks.

Water bill for 20/21

Has been going on for a looong time in the Rent Tribunal. DEAS's response has been "blah blah" every time. We've asked for a meeting the last couple of times, but the case is still not resolved, and we're waiting for the Tribunal's decision - possibly a meeting invitation.

3. Future tasks for the Residents' Representation.

Read last year's task list on k109.dk under Front page at the bottom, as almost all points are repeated this year, except for a few, that's what we're still working on, plus a little extra:

DEAS should plant some permanent vegetation in the courtyards of the ground-floor apartments in B1 and B3.

Install a cigarette bin by the Sandbox. DEAS thought the old one had been stolen.

Cleanup of kayak room - there are about 6-7 with access.

Soundproofing of common room.

DEAS should be aware of the fly problems in the shaft-closed entrances and make sure nothing is thrown in.

It turns out that PKA now firmly controls the purse strings. So tight that the Caretaker has no budget (previously 3000,-). He now has to ask for permission from the operations manager, who has gone from a budget per task (previously 30,000,- now 10,000,-) and the property maintenance budget has gone from 300,000,- to 250,000,-.

Residents: In general, you should make DEAS aware of missing maintenance and repairs again and again, but kindly. Unfortunately, because things take time.

NOTE: Renovation of entrances will take place as planned next year.

The report and plan for the coming year were then discussed:

Key points:

Regarding flies around the "closed" shafts, it was stated that spraying would be done once the bottom is emptied. Quote: our new caretaker!

It was emphasized that it was important for residents to report to DEAS with all kinds of maintenance issues or non-functioning items - such as doors, lights, etc.

4. Egon Trust reviewed BBR's accounts, which were then approved.
5. Egon Trust also reviewed the budget, and next year's dues were approved to remain at 10 kr/month.
6. Proposed motions:

1. Purchase of trash bins for the Sandbox/common room, for sorting. Birgit

Brief discussion, and it was then decided to purchase!

2. Arrangement of parking spaces for cargo bikes in the courtyard with marking. Malene and Annie

Due to the significantly increased number of cargo bikes in the property, it was decided that fixed spaces should be established in the courtyard for parking cargo bikes!

3. Overview of water damage in both apartments and basements. Emma

Immediately, among those present, there were 3 leases with water damage. Emma (Sandkaj 21, 4th floor) talked about her problems, which might be due to poor seals facing Sandkaj. Emma also mentioned that she had received a rent reduction due to the unresolved water issues. Henning (Ystadgade 2, 3rd floor right) talked about their severe water damage at the front door, and Bent (Ystadgade 2, 4th floor) talked about water seepage in the walk-in closet.

Since it is apparently not acknowledged that there are several water damages in the property, any affected tenants are requested to also inform BBR that there are problems.

The severe flooding in the basement under B1 was also discussed. The cause is partly unclear!

4. Overview of noise disturbances and causes. Kate

There appear to be several sources of noise in the property. Fire vent, ventilation system, Joe and the Juice's system. It is encouraged to report these to DEAS.

7. Election of resident representatives:

- Chairman Annie Svendsen was not up for election.
- Egon Trust was re-elected as treasurer, and Lasse Bredsten was re-elected as vice-chairman.

8. Jesper Mathiesen continues as alternate.

9. Election of auditor.

- Henrik Kjeldsen was re-elected.

The meeting was then adjourned.

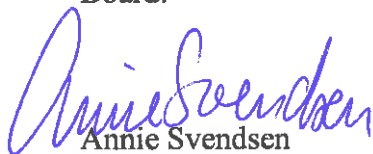


Lasse Bredsten, chairman of the meeting



Bent Bastian, secretary

Board:



Annie Svendsen
(chairman)



Egon Trust
(treasurer)



Lasse Bredsten
(vice-chairman)