

Minutes

VvE Waterlelie, located in Utrecht (99707)

Minutes of the Meeting of Owners, held Monday, March 25, 2024, starting at 8:00 PM.

Total votes: 718; number of votes represented: 441 (61.42 percent)

1. Opening

Erik Hegeman, chairman of the board, opens the meeting at 8:00 PM and welcomes those present. He introduces the other board members – Peter Putker (secretary/treasurer) and Hans Koning (vice-chairman) – as well as Adrie de Heus who supports the board on a number of files, and Franca van der Krogt - Lens, account manager of VP&A.

The meeting agrees that Mr Hegeman will provide the (technical) leadership of this meeting. The minutes are taken care of by Mrs. van de Krogt.

Of the total of 718, 441 votes are present or represented; there is sufficient quorum to make legally valid decisions. Except for agenda item 6c. Replacement of flue gas discharge ducts, which is why a second AGM will be held for that point.

2. Establishing agenda

Agenda item 5c. reappointment of the audit committee is added by the chairman. The agenda is otherwise adopted unchanged.

3. Incoming documents and communications

The board announces that it is so dissatisfied with the performance of manager VP&A that it has given VP&A notice of default on behalf of the VvE with regard to compliance with the management agreement. Efforts are being made to contact VP&A director Ad Tielen to discuss a solution. The board emphasizes that the complaints do not concern the VP&A contact persons, but the quality and continuity of services, as an apparent consequence of an excessive workload.

4. Minutes

a. Adopting the minutes of the general members meeting of March 15, 2023, April 15, 2023, June 24, 2023 and July 22, 2023.

The meeting indicates that it has no need to go through the minutes page by page. All minutes are adopted unchanged.

b. Signing of the minutes by the chairman of the meeting and the manager

The minutes are signed by the chairman of the meeting and the administrator.

5. Finances

a. Adopting the 2023 annual accounts

i. Explanation by the treasurer

Mr Putker has written an extensive annual report, which you can find in the meeting documents of this AGM. Mr Putker also provides an oral explanation of the annual accounts.

ii. Report of the audit committee

The audit committee checked the documents and found no discrepancies. The audit committee recommends approving the 2023 annual accounts and granting discharge to the board.

iii. Determining annual accounts and results

The meeting agrees to the 2023 annual accounts. The positive operating result of 1,865.62 euros is added to the reserves with the approval of the meeting.

iv. Discharge board

The meeting discharges the board for the 2023 financial year

b. Adopting the 2024 budget including indexation of contributions*

i. Explanation by the treasurer

Mr Putker has written an extensive report, which you can find in the meeting documents this AGM. Mr Putker presented the budget orally at the meeting.

ii. Determine budget and contribution

Based on the recommendations of the audit committee, the budget is adjusted with the following points:

- The amount for the item "Maintenance CO/LPG installation" has been increased by 500 euros

- The Building Insurance item must be changed to Insurance and the other insurances included in the provisional budget can be removed (cosmetic change to consolidate the insurances).
- The post "Maintenance of HRV filters (mainly) can also be removed because it is no longer in use (also a cosmetic change).

Taking these changes into account, the meeting agrees to the 2024 budget, including the contribution increase as of 01-01-2024 as proposed. The new advance contributions are approved, followed by an additional assessment for the months of 2024 that have already passed.

c. Reappointment of audit committee

The following members are appointed to the audit committee: Lieke Nijk and Maaïke Schalkwijk, with Ellen Mook as reserve member.

6. Building matters

a. Replacement intercom system

The board has written an extensive explanation regarding the replacement of the intercom.

The board proposes to the meeting:

- The quotation from IHK or van Leeuwen - depending on the preference of the meeting - is preferable for the replacement of both intercom systems (Gerhardstraat and Norbruislaan):
- Choose an outdoor unit without push buttons per address.
- To offer owners an indoor unit without WiFi, with WiFi available as an option at an additional cost - to be paid by the owner (depending on quotation choice)
- To offer owners an indoor unit with a 4.3" screen, whereby a 7" screen can be chosen at an additional cost - payable by the owner (depending on quotation choice)
- Whether or not to opt for the tag system - depending on the preference of the meeting.
- Other additional costs that are apartment-specific (such as plates for behind the indoor unit) must be borne by the relevant owner, and other additional costs must be borne by the VvE.

It is noted that owners are obliged to cooperate in the implementation of the meeting decision to be taken on the basis of Article 18.3 of the division deed, taking into account the fact that the entire intercom installations have been regarded as common property since the meeting decision on this matter of March 15, 2023.

A discussion arises about the different screens and quality. The board has confidence in both systems and will do this in consultation with the owners. After some discussion, a preference emerged for a solution with a tag system and IHK's quote was chosen over that of van Leeuwen. A third quotation from Hacar was rejected on the advice of the board.

The meeting agrees to replacing the intercom system in accordance with IHK's quotation, taking into account the above and opting for the installation of a tag system.

b. Change cleaning contractor

As previously reported in the treasurer's financial report, the cleaning and contact has been very difficult with SSM for quite some time. The board sees no improvement. Quotations were requested from various parties, which resulted in - according to the board's opinion - one very interesting quotation from the Hoevenaar company.

The board therefore proposes to accept Hoevenaar's quote and thus outsource all cleaning work within our complex to Hoevenaar instead of SSM.

After a short discussion, the meeting agrees to Hoevenaar's quote.

c. Replacement flue gas discharge ducts

The board has written an extensive summary for this, which you can find in the meeting documents.

There is no quorum for this item, this will be decided at a second meeting.

The board gives the meeting the opportunity to ask questions about the subject and gauges the wishes of the meeting. The problem and proposed solution are clear to the vast majority of those present, partly thanks to the specific information evening held earlier; There is broad support for the direction proposed by the board.

7. Association matters

a. Determining payment method for apartment clause, building insurance

The meeting decides that all payments in the event of damage will be made to bank account number NL78ABNA0438363302 in the name of the VvE and must be used to repair the damage in question. (do) repair.

b. Establish collection procedure

The meeting decides to adopt the collection procedure unchanged in accordance with the proposal.

8. Management composition*

The chairman briefly explains the proposal. Vice-chairman Hans Koning explains his intended departure and thanks the other board members for the pleasant cooperation. The chairman thanks Mr. King on behalf of the board and the meeting for his great efforts for the VvE and the secretary-treasurer presents flowers.

There are no opposing candidates for Adrie de Heus as the new vice-chairman.

The meeting agrees to the dismissal of Mr Hans de Koning as a member of the board.
The meeting agrees to the appointment of Mr. Arie de Heus as a board member.

With this decision, Erik Hegeman and Peter Putker remain in office as chairman respectively. secretary-treasurer. The board will ensure that the meeting decision is processed by the Chamber of Commerce and the banks and at VP&A.

9. What else is on the table

No further topics were discussed.

10. Questions

Attention is requested for the safe use of the entrance and exit of the parking garage and for items lying around and noise pollution in the courtyard. Mrs. Vermeulen indicates that she suffers from a rattling door.

The board indicates that owners and residents may hold each other accountable for compliance with agreements and safety; there is no reason to always have this go through the board.

11. Closure

There being no further business, the meeting closed at 8:30 PM. The chairman thanks those present for their attendance and contribution and promises to quickly plan the Second Meeting to formalize the decision regarding the flue gas discharge ducts.