

NIEUWSBRIEF PAKHUIS ZONDAG

| DECEMBER 15, 2019 | ENGLISH VERSION

Translated by DeepL translator



REPORT ALV 3 DECEMBER

Modernisation elevator approved by VVE

On December 3, the members of the VVE agreed to the board's proposals to modernise the elevator. MO2 will carry out the assignment in the first quarter of 2020.

The board has engaged an independent technical office, Donken Liftadvies, to assist the VvE with the decision on the complex and costly modernisation of the elevator. Donken investigated the current state of the elevator, advised the VvE on the approach and replacement, and supervised the tender process.

The advice of Donken Liftadvies

The hardware of the lift car is in excellent condition and can last 20 to 25 years. It is the combination between the controller and the generator (oil block) that causes problems. Donken Liftadvies BV advises us to opt for modernisation of the elevator, with the latest hydraulic installation. The controls and generator (in the elevator room) will be renewed, as are the inside doors. The investment remains below € 50.000,- ex VAT and is also justified in terms of operating costs. In the new situation, the elevator will be quieter, and will lower and rise more smoothly.

Sustainable oriels

In consultation with various agencies, the Sustainable Oriel windows working group develops a proposal for the March ALV, including the possibilities for subsidies.

Collective replacement central heating boilers

There are three offers available; Feenstra is the most favorable. Replacement is optional and for your own account. Note: If you replace the boiler, you must also replace the flue gas outlet.

MJOP 2019

The MJOP (multi-year maintenance budget) has been reviewed by the real estate agency. An elevator MJOP is not yet included. This will be drawn up by lift consultant Roel Donken and delivered to VBA. The board discusses the revised MJOP and contributes it to the next ALV.

Ground lease

It is recommended that everyone reports to the Erfpacht Overstapportaal before January 1, 2020.

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Voting

The board put the following proposals to the vote in the ALV:

- mandate to carry out the planned work with a project budget of € 50,000 ex VAT.
- approval for project support and unforeseen additional costs (maximum of 10% of the project budget)
- authorisation to withdraw the funds relating to the above activities from the reserve fund, within the limits of the financial mandates given.

A sufficient number of members were present to vote. They agreed to the above proposals.

Maintenance contract

KONE's current contract runs until 31 December 2020, but is expected to be terminated earlier. After installation, the supplier of the new elevator will carry out the maintenance. Roel Donken (lift consultant) indicates that until then he wants to play a role in the communication with Kone and Thyssen in order to be able to act more quickly in the event of malfunctions.

No emergency elevator

Installing an emergency elevator during the modernisation of the elevator is expensive (estimated at € 4.200,- per week). There are some VVE members that need special arrangements. The board will take care of that. Other calamities we can solve together.

Questions regarding the newsletter? Mail the board at info@pakhuiszondag.nl

Next ALV March 3, 2020

The next ALV will take place on March 3, 2020, including the annual accounts and budget.

Put the date in your agenda!



Many thanks to the people who installed the beautiful Christmas decorations!