

NORTHUMBERLAND PARK 2023 AGM – TRUSTEES REPORT

Dear Northumberland Park Owner,

It has been a challenging year for us all as South Africans with permanent load shedding, persistent water cuts and a City of JHB who is bankrupt and not very capable of getting their billing and accounts in line.

A lot of this load shedding and water outages cause massive pressure on our heat pump and boiler rooms as they were not designed to have ongoing water and electrical cuts and we had 3 heat pumps up and running for most of the past 12 month with no hot water supply issues. The recent constant interruptions have caused damage to the pumps, electrical wiring inside the boiler room. So lost two pumps during the past month or so which we are working hard to fix and get up and running again, also water outages and low water pressure in the area make it very difficult to keep the water hot.

On a positive note, the trustees have allocated funds to maintain the complex with a full painting project which has painted all carports, all bannisters, palisade fencing, pump house, inside guard house, dust bin and all wall areas and entire buildings in complex. All blocks have been numbered for easy identification. A new set of security cameras and a boom was installed at the gate to ease the pressure on the gate motor peak periods. This was done when we changed security company to EC Security who we have found to be valuable to Northumberland Park.

This is first time a full painting project has taken place since the building of the complex.

The doors will be varnished, we just ask that landlords speak to their tenants to watch the doors when moving in and out.

We are experiencing problems with unsupervised children playing in the common and causing damage to common property. We ask parents to please supervise your children at all times, not just from a perspective of damage but from a safety point of view.

We still have a lot of owners with outstanding levies which have been handed over legally to aim to retrieve money owing, we also agree at the last AGM to suspend hot water to any unit for non—payment regardless of what the circumstances – if the account is in arrears, the hot water will be suspended. – the outstanding money owed on levies is a sad reality and amounts to funds which are critical to run and maintain a complex suitably.

To all who pay their levies on time and in full – we thank you and I would like to thank the managing agents – Brenda and fellow trustees for all their efforts this past year.

Kind Regards

NORTHUMBERLAND PARK BODY CORPORATE

TRUSTEES