

ACP Adolphe Max 68

minutes of the annual co-owners meeting 1 March 2024

- 1) attached you will find the list of participants
- 2) president: marleen meulenbergs
secretary: mauricio garcia
syndic (voluntary): andreas frijdal

all were renewed
- 3) the balance sheet of 2023 (attached) was approved.
- 4) budget proposal 2024 (attached) and increased contribution.
the budget proposal and the increase of the contributions (see table attached) was approved
- 5) elevator
the certification of the elevator needs to be reviewed and an external expert was called in. his report was transmittted to electrateg for implementation. electrateg will be asked to excecute the 6 monthly controls
- 6) heating:
the existing gas-boilers of the 1-5 floor need to be replaced by condensation/high efficiency heaters. the existing chimney needs to be adapted to the requirements of the new models, a special project will be initiated by the syndic
- 7) debts
currently the debts of the first floor amount to 8455 Euro, due to the fussy legal situation of the ownership and their solvability. legal advice would be helpfull, the syndic asks the other owners for input.

the minutes are approved by the following owners rerepresenting 867/1000, who participated in this virtual meeting

Katarina Lodewyckx
(125/1000)

Leen Meulenbergs
(172/1000)

Gerard Moulin-Romsée
(114/1000)

Andreas Frijdal
(172/1000)

Mauricio Garcia
(114/1000)

Sven Mettner
(170/1000)

The block contains five handwritten signatures, each written over a dotted line corresponding to one of the names in the list above. The signatures are: 1) A large, stylized signature for Katarina Lodewyckx. 2) A signature for Leen Meulenbergs. 3) A signature for Gerard Moulin-Romsée. 4) A signature for Andreas Frijdal. 5) A signature for Mauricio Garcia.

From: katarina.lodewyckx@telenet.be
Subject: Re: voorstel 2024 & schoorsteen
Date: 17 February 2024 at 18:00
To: andreas frijdal andreas@frijdal.com



Beste andreas,

ik ga akkoord met het voorstel voor de acp 2024.

----- Oorspronkelijk bericht -----

Van: "andreas frijdal" <andreas@frijdal.com>
Aan: "katarina" <katarina.lodewyckx@telenet.be>
Verzonden: Zaterdag 17 februari 2024 10:37:21
Onderwerp: voorstel 2024 & schoorsteen

beste katarina,

1* gelieve te reageren op mijn voorstel voor de acp, aangezien ik jullie niet meer lastig val met vergaderingen van de acp heb ik wel jullie schriftelijke reactie nodig de files.

2* maandag komt de laatste firma langs voor een inspectie voor een offerte voor de nieuwe schoorsteen & verwarmingsketels, ik heb de sleutel maar moesten er bewoners zijn informeer die.

vriendelijke groeten

andreas



From: Leen Meulenbergs leenmeulenbergs@gmail.com
Subject: Re: new budget proposal 2024 & revised contributions
Date: 23 February 2024 at 11:52
To: andreas andreas@frijdal.com
Cc: Katarina Lodewyckx katarina.lodewyckx@telenet.be, Gerard moulin-romsee gmromsee@hotmail.com, Mauricio Garcia mmgp1964@gmail.com, Catherine Leroy catherine.m.leroy@gmail.com, Sven Mettner smettner@edpnet.be, Info Studi07 info@studi07.be

Dank Andreas,

Akkoord met dit voorstel. Ik doe de betaling vandaag.
Leen

On 22 Feb 2024, at 15:43, andreas <andreas@frijdal.com> wrote:

<new contributions 2024final.pdf>

<budget proposal 2024final.pdf>

dear co-owner

1. in their reaction to my budget proposal (in deficit) most co-owners preferred to increase the contribution to prevent a deficit.
2. one of the unforeseen expenses is due to the fact that our elevator never has been certified, a firm came to inspect the elevator and drafted a report with certain adaptations which I have transmitted to electrateg. The reason why our lift wasn't certified is because Calascibetta never paid the final bills after the installation of the lift.
3. taking all the above into account, the revised budget proposal for 2024 is 12.100, the current contribution amounts to 8,584 euros, so we have a deficit of 3.516 euro.
4. to have a safe margin in the coming years will require an increase of the contributions to 14,000 euros/year.
5. this amounts to a monthly increase of:

katarina	65
leen	90
gerard	60
andreas	90
mauricio	60
sven	87

6. please find below a new budget proposal for 2024 and 3-monthly contribution for each of you.

7. please let me have your remarks or approval by the 1st of march

kind regards,

andreas frijdal
syndic volontaire.

dear co-owners,

my best wishes for a happy, healthy and above peaceful 2024.
attached you will find the balance sheet with the accounts of last year and a proposal for 2024 including the renewal the current mandates, as foreseen in the current ACP legislation.

president: marleen meulenbergs
secretary: mauricio garcia
syndic (voluntary): andreas frijdal

last years budget had a deficit of 2135 euro or close to 25% of our income, in 2022 this was 1482 or 17% of our income. this was covered partly by our bank balance.

with the increased costs of insurance/utilities and a building that 20 years after its renovation starts to reveal some weak points, roof/elevator/electricity. our elevator has 20 years of age, hence I have contacted a company to certify the compliance with the existing safety regulations, as is required by law.

for all of this we should be prepared for an increase in the range of 25%. we could introduce this increase now or wait until mid 2023 since we have no immediate liquidity problems and wait to later in the year to get a better idea what would be a suitable increase to cover our expenses in the coming years.

remains the debt of the ground floor, currently ~~8455~~⁷⁰⁰⁰ euro. I would like your advice, more specifically from katarina what our chances are to recuperate this, knowing that I was contacted end 2022 again by a public notary for a "vente publique". very probably the owners are sort of permanent a state of bankruptcy. please give your input !

let me know if you have observations on the balance sheet, the budget proposal before the 15th of february.

kind regards
andreas frijdal

		oklood,
Katarina	144	144
leen	198	198
Gerard	132	132
Andreas	198	198
Mauricio	132	132
Sven	195	195

new budget proposal 2024

expenses	proposed
insurance	3.500
cleaning	850
electricity	2.000
bank costs	50
vivaqua	900
water treatment maintenance	300
works/reparation	1.500
reserve	500
total	9.600

elevator maintenance	2.500	*
total	12.100	

income	8.584
expenses	12.100
budget def	-3.516

new contributions 2024

contribution	current	proposed	current 3-monthly	proposed 3-monthly	monthly increase
katarine	1.240	2.022	310	506	65
leen	1.704	2.779	426	695	90
gerard	1.136	1.853	284	463	60
andreas	1.704	2.779	426	695	90
mauricio	1.136	1.853	284	463	60
sven	1.664	2.714	416	678	87
	8.584	14.000			

* the certification of the elevator will require a number of adaptations, furthermore a 6-monthly check is imposed by law

balance sheet 2023

expenses	expenses	income
insurance	3.395	katarine 1.240,00
cleaning	831	leen 1.704,00
electricity	1.980	gerard 1.128,00
bank costs	45	andreas 1.704,00
vivaqua	874	mauricio 1.136,00
water treatment maintenance	271	sven 1.664,00
works roof	1.590	
divers	216	
reserve	500	
total	<u>9.702</u>	8.576,00

elevator maintenance	1.009	
total	<u>10.711</u>	diff. -2.135,00

bank saldo on 31st 2023 2.430,00 (*)

real bank saldo on 31st 2023 520,00

* this includes gerards contribution to the repair of the roof, (1910 euro) which was much cheaper and is now included in "works roof", this amount will be paid back to gerard

3.4. Prescriptions particulières relatives au lot « Rez commercial»

L'entière responsabilité des frais liés à des travaux d'entretien, de réparation et de transformation à la façade arrière, à l'ascenseur, au hall d'entrée, au couloir commun et à l'escalier qui dessert les étages, est à la charge exclusive des propriétaires des « appartements 1 à 6», sans participation du propriétaire du « Rez commercial » dans ces frais.

Debts groundfloor based in art 3.4 of the "acte de base"

2023	total expenses 10.711	excluded by art 3.4 831	cleaning			0,113
		1980	electricity			
		1009	lift			
		<u>3820</u>			6.891	779
2022	total expenses 10.057	excluded by art 3.4 820	cleaning			0,113
		2174	electricity			
		980	lift			
		<u>3974</u>			6.083	687
2021	total expenses 7.597	excluded by art 3.4 1050	cleaning			0,113
		882	electricity			
		1879	lift			
		<u>3811</u>			3.786	428
2020	total expenses 16.355	excluded by art 3.4 1050	cleaning			0,113
		1046	electricity			
		1799	lift			
		<u>3895</u>			12.460	1408
2019	total expenses 8.500	excluded by art 3.4 800	cleaning			0,113
		1200	electricity			
		900	lift			
		<u>2900</u>			5.600	633
2018	total expenses 7.800	excluded by art 3.4 780	cleaning			0,113
		985	electricity			
		899	lift			
		<u>2664</u>			5.136	580
2017	total expenses 6.098	excluded by art 3.4 942	cleaning			0,113
		1438	electricity			
		900	lift			
		<u>3280</u>			2.818	318
2016	total expenses 7.695	excluded by art 3.4 250	cleaning			0,113
		984	electricity			
		2807	lift			
		<u>4041</u>			3.654	413
2015	total expenses 6.474	excluded by art 3.4 350	cleaning			0,113
		508	electricity			
		873	lift			
		<u>1731</u>			4.743	536
2013-14	total expenses 13.105 pm pm	excluded by art 3.4 1746	cleaning			0,113
		1746	electricity			
		<u>1746</u>	lift			
					11.359	1284
					total	7066