

Vereniging van Eigenaren "t Kaaspakhuis"

Utrechtse Veer 2 t/m 2H

2311NB Leiden

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Verslag vergadering Vereniging van Eigenaren Kaaspakhuis

Datum: 20th November 2018

Tijdstip: 20:00

Plaats: Selma Barnard

Aanwezig: Robert van Leeuwen (2g, voorzitter), Selma Barnard (2, 2a, 2b), Saskia Blanksma (2c, penningmeester), Georgios Kosmidis (2e secretaris /verslag), Claudia Obendrauf (2h)

Topics

Official change on the board

Since Robert is our new president, his name must be placed on the official documents of the insurance company and the bank. The forms to do so are finalized and good to go. Saskia will be needing a copy of them.

SSR

Two members from SSR were present to explain their plans for rebuilding the building next to us. The rebuilding will be done in two phases, phase one consist of making an entertainment room on the ground floor and a dining room on the second floor of the Utrechtse Veer 3. Phase two will be rebuilding the current (hoge woerd) location. SSR still has to find a builder so when they will start is unsure but they estimate that it will not be before 2020.

To make sure that we will not be bothered by any noise coming from parties in the entertainment room, isolation will be added. This will consist of isolating the shared wall, leaving a big open space then another isolated wall and then the entertainment room. On our side the open space will be used for creating toilet space. The entire floor of the room will also be supported by poles to isolate it from the ground

The connection from the Hoge Woerd to the Utrechtse Veer will also be adjusted with a new roof.

The sound measurement of last week will be used to determine how insulation should be applied and what maximum allowance of noise is. This will be taken into consideration for the end result.

Saskia also raised the question of noise levels and times during construction and this is something that SSR will eventually discuss with the builders.

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voorzitter

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Cleaning crew mistake

The cleaner crew was turning the ventilation system off, by mistake, while they were cleaning our premises. Saskia has notified them about this issue and it will not happen again.

Ventilation cap

The ventilation cap on the ceiling wall of the ground floor needs to be cleaned or re-placed by a new one. Robert will take care of this issue.

New bicycle stand

The placing of a new bicycle storage installation on the ground floor is being considered. Its features would allow us to fit up to 10 bicycles, maximizing our storage potential in the same space as the current one. Robert is looking into the costs of such an installation.

Maintenance plan

A representative from the company that has undertaken the maintenance plan of our building has already inspected our building (last week) and the report is well underway.

Solar panels

General rules regarding the use of power generated by solar panels on apartment buildings are constantly changing. If they are installed their output could be utilized on several ways:

- 1) Set them up in a way so that their output is sold to the electrical company
- 2) Set them up in a way so that their output covers our communal energy demands
- 3) Set them up in a way so that their output is connected to each apartment for the energy demand of each individual.

It seems that the most favorable option would be 3).

Arranging the paper work for a governmental subsidy by ourselves (to cover the installation costs of the solar panels) is quite complicated and if we indeed proceed towards this matter, it would highly recommended to assign it to an expert consultant company. The company taking care of our maintenance plan could recommend us a consultancy company for this task.

More investigation is needed regarding the possible installation of solar panels and the approaches to get their cost reimbursed.

Other options

The aforementioned consultancy company can provide us with other options for making our building energy efficient and more “green”. If we don’t proceed with the solar panel

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option we could consider insulation with plants as an option to reduce maintenance costs for the roof. Alternatively, we could consider a combinational installation of both features.

Financial report

Saskia is happy to report that our financial situation is very good. Everyone is paying on time and there are no overdue bills from anyone. We now have 23.000 euros in our communal account. After the report from the maintenance plan is made, we will assess the (possible) issues that need to be addressed and fixed.

General note: By law if an apartment building does not have a maintenance plan, its owners need to have at least 5% of the value of the building on their communal account. If an apartment building does have an official maintenance plan, they do not need to hold this amount in their communal account.

Our maintenance plan report is underway so we can rest easy on this issue.

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