

To: CSOS Adjudication Order – KZN

04/ August/ 2021

CSOS Admin: Case - CSOS 00800/KZN/20

Attention: REGIONAL OMBUD:

MERVIN DORASAMY / KZN, MP & FS

Attention: Rob Grant Davis

The Body Corporate Members  
Stralenberg Residential Block  
CSOS 00800/KZN/20

Herein, please find a brief synopsis of our previous submissions, which are listed below using the 'Subject Line' for ease of reference when searching through your files.

On the 11<sup>th</sup> January/2021 We submitted:

**Subject Line:** A.R. Stanford-Smyth email records for CSOS No.1

**Subject Line:** A.R. Stanford-Smyth email records for CSOS No.2

**Subject Line:** A.R. Stanford-Smyth email records for CSOS No.3

**Subject Line:** A.R. Stanford-Smyth email records for CSOS No.4

**Subject Line:** A.R. Stanford-Smyth email records for CSOS No.5

\*With 17 supporting graphics attached as proof, for your perusal.

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On the 8<sup>th</sup> February/2021 We submitted: Our Amended 'Relief Sought'

**Subject Line:** CSOS 00800/KZN/20 ... Amended Relief Orders

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On the 6<sup>th</sup> April/ 2021 We submitted:

**Subject Line:** CSOS CASE 00800/KZN/20 ... A.R. Stanford-Smyth CSOS-Response to Rob Davis Submission, ... with 5 Attachments labelled as follows:

Attachments: A.R. Stanford-Smyth CSOS-Response to Rob Davis Submission

A.R. Stanford-Smyth Exhibit-A

A.R. Stanford-Smyth Exhibit-B

A.R. Stanford-Smyth Exhibit-C

A.R. Stanford-Smyth Exhibit-D

**On the 6<sup>th</sup> April/ 2021 We submitted:**

**Subject Line:** CSOS CASE 00800/KZN/20 ... A.R. Stanford-Smyth CSOS-Response to the AGM Minutes Reply Submission, ... with 6 Attachments labelled as follows:

**Attachments:** A.R. Stanford-Smyth CSOS - AGM Minutes Reply Submission

A.R. Stanford-Smyth Exhibit-E

A.R. Stanford-Smyth Exhibit-F

A.R. Stanford-Smyth Exhibit-G

A.R. Stanford-Smyth Exhibit-H

A.R. Stanford-Smyth Exhibit-I

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**On approximately 20 April/ 2021:** Some tenants received their AGM Minutes, pertaining to the meeting held on the 5 December 2020. A.R. Stanford-Smyth still waiting to receive his copy from N. Pretorius of Coastal BCM. It is illegal to have such a huge delay in providing AGM Meetings to the tenants, and of course also illegal not delivering to one or more tenants!

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**On the 28<sup>th</sup> April/ 2021 We submitted:**

**Subject Line:** CSOS 00800/KZN/20 - Major Concerns regarding Safety Protocols not being applied

\*With 4 supporting graphics attached as proof, for your perusal.

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**Subject Line:** CSOS 00800/KZN/20 - Voice Note regarding Pinky Ntandos concerns about the integrity of the Body Corporate and Property Management Company - Coastal BCM

\*With 2 very important attachments especially the **VOICE NOTE RECORDING** left by Trustee Helen Els, for your perusal ... all about: Trustee Helen Els Voice Note regarding Pinky's concern about the integrity of the Body Corporate & Coastal BCM

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In keeping with your rule pertaining to Clause 8 of your 'Request for Final Written Submission' emailed instructions, we confirm that all existing & additional information and/or attachments we provide herein our final submission, apply to the same incidents which we have already reported ad-nauseum, ad-infimum, and apply to all responses we have initiated.

**The BIG ISSUES:**

What we as concerned tenants and owners all need to remember in this action, are all the 'biggies' that have occurred. Big issues regarding SAFETY Concerns, gross dishonesty, fraud, collusion, lies, threats and aggression!

The 'biggies' that are 'unforgiveable' when dealing with owners & tenants and the general public at large!

Big Issues like structural leaks that Insurance should have repaired years ago! (Is this a racial issue?)

Big Issues like the 'Body Corporate Cartel' that manipulates Body Corporate Rules and the Government STSMA Act 8 of 2011. Tenants and owners, most of whom are elderly cannot put notices on a Notice-Board warning other tenants & owners that 'something-is-wrong'. Like for example perhaps warning folks that when the wind blows strong, loose or broken glass panes fly around and can easily decapitate somebody! (It nearly happened to me!) Or like placing a warning that the staff member Victor has urinated in a specific spot. The Body Corporate members and Manna watch these notice boards very closely and remove notices that exposes their negligence, exposes their gross lack of concern! The same thing happens when folks join the WhatsApp Group! As soon as they air their views or report some bad incident ... they get blocked! The Group manager instructs them not to report these issues on the group, but to come to them in private, and then they permanently block that individual from any further use of the WhatsApp Group!

Big Issues like the unlawful tampering of a tenant's vehicle, putting her life in danger. What's next to be tampered with – brakes? (Is this a racial issue?)

Big Issues like not maintaining Safety precautions, not being pro-active in preventing dangerous events occurring.

Big Issues like the possibility of 'Racism' creeping into the saga – let's nip it in the bud if indeed that is the case!

Big Issues like the appointment of a caretaker who is an integral part of all the problems/ all the wrongdoings as reported in this case! This is the man that tampered with a tenant's vehicle. This is the man that has threatened me face to face on several occasions, and I believe there is CCTV proof of this stored on the systems hard drive! No doubt this footage will be deleted if I ever have to call for it. This is the man that pours pool acid into the pool, during the day, whilst folks, both adults and children were swimming. Unforgivable stuff!

Big Issues like the Property Management Company Coastal BCM/ Natasha Pretorius failing in her STSMA Act duties.

There are huge concerns about the Coastal BCM/ property management company, run by Natasha Pretorius being in bed with the Body Corporate Cartel so she does not lose the lucrative Stralenberg contract. She does not address all the complaints that have been reported to her, leaving certain specific matters off the agenda!

At AGM Meetings, she just chooses who & what to place on the agenda, leaving out incidents that may put the Body Corporate members' actions in jeopardy. This way she protects them!

Another good example how Natasha Pretorius of Coastal BCM manipulates the system and creates her own narrative to only include items on her agenda that she wishes to have, such as the time she attached a letter from Phillip Frost whereby he said that the allegations meted out against him were according to him totally unfounded, and that the matter has been handed over to the police for further investigation. That was a total lie! Nothing could be further from the truth. The Police would not entertain the idea as it would be a Civil matter.

At the same time, Natasha Pretorius excludes other important data, and other important complaints that should be included on the agenda for discussion.

Where is the trust? It has eroded away and now it is time to change the Property Management Company. We need a trustworthy company that serves 'all' the tenants and owners, not just a small circle of personal friends.

Big Issues like when a small leak occurs in a specific section of a sector of copper pipe, that small leak is not repaired, but the corrupt Body Corporate Cartel make the decision to replace all the copper pipes of the whole building! Which begs the question: If another new small leak occurs somewhere along the new pipelines ... will it be repaired, or will the 'Corrupt Body Corporate Cartel' replace the whole lot again? Smacks of suspicion! Smacks of unauthorised commissions and kick-backs! Scrap Metal value? Who got it? No info issued!

Big Issues like the huge plumbing bill Mr. Frost caused that Stralenberg had to pay when in fact Mr. Frost should be held personally liable! Natasha Pretorius of Coastal BCM protects Mr. Frost in this scenario. That is why Coastal BCM services must be terminated. They have undermined our trust and must be removed!

Big Issues like dangerous pool acid poured into swimming pool whilst folks were swimming and relaxing, both adults and children. Who wants a caretaker that does this?

Big Issues like the member of staff urinating on the property grounds in full view of all, most importantly ... including children! This same staff member – Victor, who was seen drinking during working hours at the shopping centre is a huge concern personally to me.

Strangers approached me in the car park at the shopping centre to warn me that I must 'watch out', as his friends may attack me, saying that they have targeted me, for my initial reports of him being inebriated, as proved with video footage and using our building as a toilet!

The Body Corporate turns a blind eye! What are they waiting for? A 5-year old child to be maimed, molested or even killed in a drunken rage by this unstable character?

The list mentioned above was just the tip of the iceberg, and more importantly it raises concerns about SAFETY & HONESTY!

Regarding the corrupt Body Corporate members, please do not think that the odd painting here & there, the odd weeds pulled out, having the lawn mowed regularly, is such a great achievement. That alone should not be enough to let them 'off-the-hook'! That is what is supposed to happen in a normal situation. It is not something special. It is not a "WOW" factor! That is what is expected from a legitimate Body Corporate – Period!

Don't let the small tasks hide the Biggies as described! It is time to dismiss the whole lot and start afresh with a different Property Management Company, and a new Body Corporate.

**MANDATE:**

On the basis of dishonesty, a severe lack of goodwill, and the total disregard for the execution & implementation of Safety Protocols, the concerned owners and tenants of Patron House & Stralenberg Residential Blocks hereby demand from you CSOS, to issue a mandate to:

Terminate the services of Property Management Company Coastal BCM / Natasha Pretorius.  
Terminate the entire current Body Corporate Team Members.  
Terminate the services of the current caretaker Manna Van Rensburg.

**MANDATE:**

Additionally, on the basis of dishonesty, a severe lack of goodwill, and the total disregard for the execution & implementation of Safety Protocols, the concerned owners and tenants of Patron House & Stralenberg Residential Blocks, hereby demand from you CSOS, to issue a mandate that prevents:

- a) Phillip Frost from ever serving/ working/ or being elected in the future to serve as a member or Trustee of the Stralenberg Body Corporate.
- b) Manna Van Rensburg from ever serving/ working/ or being elected in the future to serve as a member or Trustee of the Stralenberg Body Corporate.

- c) Joan Korb from ever serving/ working/ or being elected to serve in the future as a member or Trustee of the Stralenberg Body Corporate.
- d) Tera Van Tonder from ever serving/ working/ or being elected to serve in the future as a member or Trustee of the Stralenberg Body Corporate.
- e) Rob Davis from ever serving/ working/ or being elected to serve in the future as a member or Trustee of the Stralenberg Body Corporate.

**This Final Submission shall be copied to the following:**

Jean L R Hughes/ Acting in Durban/ S.A. for Al Stanford-Smyth [jandb@netactive.co.za](mailto:jandb@netactive.co.za)

Natasha Pretorius: [coastalbcm@gmail.com](mailto:coastalbcm@gmail.com)

Pinky (1): [pinkie.ntando@gmail.com](mailto:pinkie.ntando@gmail.com)

Pinky(2): [phililemnguni89@gmail.com](mailto:phililemnguni89@gmail.com)

Rob Davis New Chairman: [robgrantdavis@gmail.com](mailto:robgrantdavis@gmail.com)

Pearl Mthethwa: [Pearl.Mthethwa@csos.org.za](mailto:Pearl.Mthethwa@csos.org.za)

CSOS Adjudication Order – KZN [kzn-adjorder@csos.org.za](mailto:kzn-adjorder@csos.org.za)>

Thank you!

**A.R. Stanford-Smyth, Pinky Ntando and Phililem Nguni**  
(Flat 3A Patron House/ Stralenberg)