

Stralenberg Residential Apartments
Wartski Drive, Margate, KZN.

25 October 2021

Great News: Before I start, I would like to announce that I am the registered owner of 'Stralenberg.co.za', and 'PatronHouse.co.za'. These 2 domains are currently under construction, and once the website has been developed and hosted live for the World to see, you will be informed.

Current update on the Stralenberg SAFETY issues & concerns

1) Rob Davis the Chairman of Stralenberg instructed all the residence to WhatsApp him on his personal WhatsApp Group regarding the killing and safety of the baby goslings. He did not post my request in full on the Stralenberg WhatsApp group for the reward money of a R1000.00. He left out the option that other people are welcome to join my 'search campaign' to establish what happened to the goslings, and if they wanted to, they could contribute more funds towards the Reward Funds which I started with R1000.00. The idea was to motivate folks to come forward with any clues that may result in solving the mystery of the missing goslings. Clearly Rob Davis left this part out simply because he did not want people from participating in the quick response to find the goslings in time before they died.

He did not respond to me or Antionette on his progress in finding the goslings, other to say he was an animal lover, and no harm would come to the goslings, not on his watch as chairman. Rob Davis made no effort to find the goslings even though he knew that they were on the 6th-floor landing. Access to the 6th-floor is under the strict control of Rob Davis and the caretaker Manna van Rensburg. They are the only keyholders who can gain access to this secluded area, via a single security door/gate which remains permanently locked, unless maintenance work needs to be carried out, and on those rare occasions, the 'keys' to the 6th-floor would be booked out, or Rob Davis or Manne van Rensburg would open up for the contractors. There are two owners on that floor who are not living there, so there is almost no activity apart from the odd maintenance contractors.

Luckily for the animal lovers who wanted answers as to the whereabouts of the goslings, a contractor was called out to carry out maintenance work and he discovered the dead goslings locked up on the 6th-Floor. If this outside maintenance man did not show up when he did, then once again the trustees of the Body Corporate, together with the property management company Costal B.C.M, would have gotten away with another incident of the wildlife crime which they have 'perfected' over many years, despite the fact that we have asked them to stop killing the wildlife.

2) One of the new residents told me and Antionette that he was informed by the trustees that he is not allowed to work on, or fix cars in his garage. The very next day Manna and his son are working on their car in the parking lot so I took some photos. When I came back from the beach with Antionette the said vehicle was on a flimsy 'one stack' of half bricks. There was no car-jack in place for safety and stability. Antionette and I found this to be a very big risk to passers-by and kids, including of course her own grandchildren that may be inquisitive to investigate the unsafe actions of Manna van Rensburg. When he was

challenged about the dangerous manner in which he left the car and that he should rectify the situation by installing a car-jack for safety reasons, he was totally negative and very abusive. His last words on the Stralenberg WhatsApp group was just a smiley face. That is when I told Manna from my kitchen window that he better put a jack under their car. Manna and his son threatened to hit me with a car wheel spanner and told me to come downstairs so that they both can beat me up. It is for these reasons alone, that the caretaker Manna van Rensburg should be immediately removed from office! One cannot have a caretaker who is constantly highly aggressive and abusive towards owners and tenants. Rob Davis appears to be following in his footsteps by condoning this despicable behaviour!

This is not the first time that Manna has threatened or stalked me to force a fight. He knows that the trustees will cover his back and lie for him as they always do and say it is not him that is the aggressor. Rob Davis came downstairs because it had turned into a shouting match. Rob Davis told me he had looked at the Photos on the WhatsApp group and said the car was safe. I disagreed and highlighted the fact that the car was on a couple of flimsy half-bricks. I pointed my finger at him and told him it was not safe. He was more concerned about me pointing my finger at him than the safety of the people that live and use the parking grounds and garden in the property. His next action was to first block Antionette from the Stralenberg WhatsApp group before he came downstairs to say 'his word' is the law and that I must not point my finger at him.

When it comes to the safety of the Stralenebg people and our wildlife then everyone has the right to overrule the Chairperson if he or she is wrong. That goes for every Chairman or Trustee. The Chairman is not supposed to be a monarch sitting on his throne doing absolutely nothing, nor can a Trustee have the right to call residents in Stralenberg 'idiots' or calling Antionette an idiot

Manna and the cartel/trustees must be careful what he says and insinuates. Rob Davis I will point a finger at whoever fails to uphold our safety, whoever fails to protect our wildlife, whoever is responsible for starving our goslings to death! So please Rob Davis don't tell me not to point my finger at you when you deserve everything coming your way when you have not even bothered to answer or look at our safety complaints. Shame on you! Are you a lap dog to the cartel or the Godfather of the Stralenberg cartel?

3) It appears that the CSOS organisation is just another corrupt cog in the huge corruption wheel of South Africa. Owners are forced to pay a levy for assistance but they never get it. One just has to visit to the HelloPeter website and you will be stunned by numerous complaints. Not one good report!

Almost everything we reported to CSOS was to do with SAFETY! Just everyday routine SAFETY protocols and SAFETY precautions were not adhered to. People were and still are in danger. If you take the trouble to read our submissions, (Soon to be posted on our Website: Stralenberg.co.za) you will be shocked at how the Stralenberg B.C. Cartel run the place!

I, myself A.R. Stanford-Smyth, was nearly decapitated by a flying pane of glass , and I have a witness who was with me at the time! Concrete bits and mortar falling down almost killing

people on the ground floor! SAFETY CONCERNS ARE JUST IGNORED NOT ONLY BY THE B.C. CARTEL BUT, BY CSOS AS WELL because they are ignoring our legitimate complaints! We reported SERIOUS SAFETY CONCERNS to CSOS, and they just swept it under the carpet.

- a) Messy rubbish & Litter, discarded nappies, general hygiene issue all over the property.
- b) Piles of builder's rubble and garden refuse left to attract snakes and rodents, danger for children.
- c) Staff getting drunk, loud gatherings in Servants quarters.
- d) Staff getting drunk and urinating in open view of children to see.
- e) Staff getting so drunk, on premises, we have video of staff member staggering and falling down he is so inebriated.
- f) Elderly tenants complain about issues like slippery tiles and the B.C. fobs them off. They get aggressive.
- g) In fact all folks lodging complaints, get ignored if they are not part of the inner-circle of Cartel B.C. members.
- h) If folks follow up about their grievances too many times, the B.C. individual gets abusive, aggressive and starts swearing at them.
- i) If folks continue to enquire whether their complaint has been addressed, they get blocked from the WhatsApp group.
- j) The B.C. and Caretaker rule with fear & aggression, and everybody is scared to challenge them about anything.
- k) When the B.C. get challenged about an incident that should not have occurred they stalk that complainant and get aggressive.
- l) If a tenant wants to put up a notice about a complaint that has not been resolved, it gets removed from the B.C.
- m) When dangerous objects are threatening to fall from the roof, and the B.C. has been informed – they ignore it.
- n) Pinky Mnguni residing in flat no. 12 Stralenberg found Manna (Caretaker) busy letting air out of her car tyre with a sharp object. Ignored because of Racism?
- o) Pinky No.2, flat 6a Patron House had a complaint lodged in April/ 2017 ... not on all AGM's agenda list, remains unresolved in over 4 years, and still waiting for finalisation. Ignored because of Racism?
- p) the 2019 AGM was short of one individual to make up the quorum quota (Because Helen was asked to sign a document which was abruptly pushed under her nose) Fraud?
- q) Issues not addressed on the Agenda list for AGM 2020 is huge another point of concern, 2020 AGM should be deemed null & void.
- r) Coastal BCM / Natasha Pretorius in bed with B.C. Cartel will not reprimand any B.C. members for poor performance as she wants to keep her lucrative contract.
- s) Covid-19 issue: Masks were not 'always' worn by contractors, not properly enforced.
- t) Covid-19 issue: B.C. members themselves not 'always' wearing masks.
- u) Irregular unorthodox repairs done by Phillip Frost drill holes through perimeter walls of the building to effect repairs to a plumbing problem that was his fault.
- v) Instead of repairing one water leak, Philip Frost and B.C. connections like John the Plumber decide to replace the copper pipes for the whole building. Needs investigating!
- w) Tenants have the right to know 'who' got the pile of old copper pipes, which scrap metal dealer they sold it to, and how much they got for it, and into which bank account was it deposited?

x) The 2020 AGM Minutes were issued to some of the tenants, as late as approx. 4 months late. (Not all as I still have not received mine from Coastal BCM)

The CSOS Organisation and this particular case is a classic case for Carte Blanche!
Numerous Internet Websites and Social Media Groups will love this story.

Thank you!

A.R.Stanford-Smyth