

Attention: The Body Corporate
Major Concerns regarding Safety Protocols not being applied
Stralenberg Residential Block
Case: CSOS 00800/KZN/20

28 April 2021

Dear 'Chairman' / Mr. Rob Davis

re: Total Neglect of Ongoing Maintenance - Stralenberg

It appears that the existing Body Corporate members have totally neglected to maintain the physical structure of the Stralenberg Block building. Clearly the individual in charge of Maintenance has not been doing his job!

A major Safety concern that needs urgent attention is the condition of the Corridor walls in the various levels of Stralenberg Block. We attach a few photos taken on the 3rd floor of the cracks which are clearly evident in the photos. When I was still in Margate I could grab the top of the wall with one hand and 'wobble' it with ease. Additionally, to make matters worse, the wrong type of floor-paint has been used on the steps and when it rains it is very slippery and very dangerous. I've been informed that in the past, two people have slipped rather badly, and in fact one individual was actually hospitalised with serious injuries. There is also a very real danger that one might trip, and in doing so grab onto the wall for support and with their body weight slamming against the wall, could in fact collapse a section of the unstable wall and they can fall down to the ground with bricks and mortar following them.

As a matter of urgency, we demand as we hereby do, that these walls need to be initially assessed by a building inspector/ building engineer, who must then implement a plan of action to repair/ rebuild/ replace and stabilise the walls, and once done issue a Safety Certificate of Compliance, confirming that all Safety Specifications and Safety protocols have been adhered to in terms of the National Building Regulations of South Africa.

Another major concern is the shoddy workmanship that the current Body Corporate members accept when effecting maintenance repairs. For Example: Boards, mortar and corrugated iron are being blown off the roof only a few months after repairs have been completed.

I have already lodged a complaint in one of my previous emails about an incident whereby I could have easily been decapitated by a window pane (glass pane) being blown off, and blew up against my window. Lucky in that case scenario my window was closed. It's got to a point whereby I am actually scared to fall asleep! Helen Els was there at the time it occurred which was just when she was leaving my flat. I am lucky to be alive!

The people involved in approving and accepting the shoddy maintenance work, must be held personally responsible for any serious injuries or even the death of an individual.

The Safety of tenants/ owners is paramount and in this regard, we demand your urgent response to this matter!

Thank you!

A. R. Stanford-Smyth

Additional New reports continue to flow:

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We are in possession of a report that has come through from Mrs. Strydom of Flat 34 Stralenberg Residential Block. (Long story shortened)

She says that soon after her husband passed away, she was attending to items stored in her garage, on the 26th June/ 2019 when Philip approached her and told her that she did not have to pay the rent for the garage, but she must keep this information to themselves. She confirmed at the time that she intended to continue to rent the garage, and could not really understand why Phillip made such a remark.

Then on the 25th July/2019 Phillip and Manna told her son-in-law Deon that they wanted the garage. Then a short while later on the 6th August 2019, Phillip and Manna saw Deon again and told him again that they wanted the garage. They were acting in a nefarious manner by applying pressure to Mrs. Strydom via the pressure applied to Deon, to pass on their messages to her. They were bullying her into releasing the use of the garage. That was their ulterior motive all along. They capitalised on her emotional vulnerability into giving up her garage prematurely, without allowing enough time for her to settle down, take control of her estate and make informed decisions without any undue pressure! They ultimately forced control of the garage on the 8th August/ 2019.

There is only one word to describe the despicable manner in which Phillip & Manna manipulated Mrs. Strydom during her time of mourning, and that is – NEFARIOUS!

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Mrs. Strydom ... has also reported 2 incidents whereby Pool Acid was poured into the swimming pool by Manna, whilst she was swimming. (And others as well).

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Helen Els was recently made a Trustee. Since she was made a Trustee, the new chairman Rob Davis and Manna have totally ignored her! In fact, the situation became so unbearable that Helen decided to sell her Flat and leave Stralenberg. Helen has stated in no uncertain words that the 2020 AGM Minutes was a whole lot of hogwash. She has made a few comments in her own handwriting on a few pages of the AGM. See attachments.

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Pinky Ntando has complained to Natasha Pretorius about her name being written down as being present at both the 2018 and 2019 AGM Meetings. Pinky has asked Natasha to rectify the matter and to announce the error at the following AGM's - to no avail! She was just ignored. (See attachments) One wonders what the reason was for placing Pinky's name on the list, and the obvious reason could be to simply establish a quorum. It appears that

Natasha will just arrange to have as many names as she is required to have in order to have a quorum. If she is short of names, she will rally around to get the numbers she requires. Even Helen Els was tricked into signing her name on an attendance list, when Trustee Joan shoved a document under her nose to sign, as having been present at a particular AGM Meeting. Helen Els being a staunch Christian, was so upset when she realised how she was unwittingly conned into signing the document, that she immediately hunted down the Trustee and demanded that her name was struck off the list. Dishonesty on the part of the property Management Company Coastal BCM is totally unacceptable.

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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 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 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) Rob Davis from ever serving/ working/ or being elected to serve in the future as a member or Trustee of the Stralenberg Body Corporate.

Thank you!

A. R. Stanford-Smyth & other owners & tenants

Flat 3A Patron House/ Stralenberg

