

To all concerned at Stralenberg/ Patron House Residential Flats: 29/09/2021

It has been brought to my attention that Manna van Rensburg has been retained as 'Caretaker'. This is totally outrageous! We cannot have anybody appointed as trustee or caretaker from the old regime! It is outrageous to think that the wrong-doers of the past, who are guilty of dishonesty & abuse, are to continue as if nothing has transpired.

It is for this reason alone that I have decided to make a full report to the Ombudsman (CSOS) of the Community Schemes Ombud Services.

The Residential block of Flats known as Stralenberg is dying. This is because of fraud and corruption within the Body Corporate Trustee members. For several years now it is apparent that past AGM's were not legit. It appears that on numerous instances, some AGM's did not have the required quota to secure a quorum, which is an AGM Legal Requirement. On that basis alone, a lot of the AGM's should be made null & void.

For example, it has been brought to my attention that in 2019, my neighbour Helen was approached by Joan Korb, a trustee, who tricked her into signing a Proxy letter outside the AGM venue, just to create the necessary numbers to qualify for a quorum to legitimise an AGM meeting. She was never even at the meeting. She did not attend the meeting! Not only is this totally dishonest, it is highly unethical and immoral. Indeed, very strange that Natasha of Coastal BCM allows this by obviously just turning a blind eye to curry favour with her client namely: Stralenberg. If one does not have the necessary numbers for a quorum, one simply has to postpone the AGM to a future date, and rally around to invite more owners and tenants. That is the honest way to accomplish this. Not the dishonest way of Joan Korb and Chairman and trustees. The Body Corporate has a fiduciary duty to be HONEST!

Therefore, seeing that we have now established that 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 into her face by trustee Joan Korb) that makes the 2019 AGM null & void.

This means that all the discussions regarding the removal of copper pipes and the simultaneous installation of water meters was null & void. Decisions to undertake this installation was irregular and need to be set aside, and the whole water meter issue needs to be re-addressed in the 2021 AGM. Tenants

are not happy with the water-meter installations as they were not notified of the decision. Major decisions such as the installation of water meters, which naturally incurs an additional cost factor to the tenants going forward, needs to be thrashed out in an honest AGM meeting. We can prove without a shadow of a doubt that the 2019 AGM and the 2020 AGM were illegal.

(For those folks who don't know ... A quorum is the minimum number of people who should be present or represented at a meeting before the meeting can legally start in terms of the Sectional Titles Schemes Management Act: [STSM Act])

Another instance of AGM irregularities is with respect to the 2020 AGM. Jean Hughes attended as my proxy, and at one instance it was announced that Phillip Frost and Manna van Rensburg had not made themselves available for another term of office. However, when the meeting ended, and when all the chairs had been removed out of the makeshift conference room, and after Jean Hughes said his good-byes and returned to Durban, it appeared that the remaining members concocted a plan to retain the services of Manna van Rensburg by electing him as a 'Caretaker'. No longer a trustee, but a caretaker. This irregular action alone renders the 2020 AGM null and void. The lack of issues to be addressed on the Agenda list is another point of concern, reinforcing the fact that the 2020 AGM should be deemed null & void.

Issues and complaints, mostly to do with safety issues are reported to the Body Corporate members, yet they never appear in the "Agenda List". Why is that?

Whenever elderly tenants would report maintenance & safety issues, they were rudely fobbed off by the Bully Team of Phillip Frost, Manna van Rensburg and close friend John Loubser. Dubbed as 'Bullies' because when tenants phoned in to report dangerous safety issues, such as slippery floor tiles, or glass panes falling out of window frames threatening to behead folks below, they get ignored. When they phone in a second time they are treated with a higher level of aggression and get the phone slammed down on them.

I personally myself have experienced this aggression totally without provocation from my side, to which I am able to prove!

A good example of an issue that has not been listed on any AGM Agenda List is the case of Pinky of flat 6a Patron House. Her problem was reported in April/ 2017 yet was not on the Agenda List for consideration in the year 2017 AGM. It was not listed on the Agenda list for year 2018 AGM, nor on the Agenda list for

year 2019, nor on the Agenda list for year 2020. I believe to date this matter remains unresolved. Fours years unresolved and counting! Ludicrous!

This could prove to be a racist issue.

Strangely enough, I have just received another complaint from a lady, also known as Pinky from flat 12a. She has had problems accessing the swimming pool. This Pinky is the same lady who caught Manna van Rensburg 'red-handed', tampering with her vehicle, attempting to let her tyres down whilst she was off-loading goods.

This could prove to be another racist issue? Makes you think doesn't it? Why was the incident regarding Manna van Rensburg tampering with Pinky's car not listed on the Agenda? That's because obviously the Body Corporate chairman and trustees are protecting Manna van Rensburg! Is this the kind of person you want as Caretaker? What action came from Natasha of Coastal Body Corporate Management? Nothing! Not even an apology!

Even when Natasha from Coastal BCM (Coastal Body Corporate Management) had received all my other serious complaints, she did not list them on the Agenda list. She does not respond to me. Obviously the reason for that, is that she is in bed with the Body Corporate members, she does not want to expose them as she may be at risk of losing her lucrative contract with Stralenberg. Moving forward, Is this the kind of Property Management representative you want to run Stralenberg? One who totally ignores serious safety issues?

Additionally, Natasha from Coastal BCM (Coastal Body Corporate Management) has confirmed she does not make use of a Trust Account for Stralenberg. Is this legal? Are the Stralenberg Financials at risk?

I was prepared to enter into serious discussions to resolve these matters on a point-by-point basis, in an amicable manner prior to reporting to authorities. However, all my emails to Natasha of Coastal BCM, was totally ignored. No feedback, no communications, no concern for a new owner whatsoever! Quite obvious that she is operating in concert with the Stralenberg Body Corporate members. Totally biased against the honest folks.

In my emails to Natasha of Coastal BCM, I made it quite clear that due to the highly unethical, immoral and dishonest behaviour of the chairman Phillip Frost, Manna van Rensburg, and close friend John Loubser, neither of them should be re-nominated as chairman, trustee and/or caretaker.

The task of Chairman, Trustee or Caretaker is to be awarded to honest folks with high ethics and morals, trustees that will serve all the owners and tenants, not just a few for personal gain.

There are numerous outstanding issues to deal with. Matters concerning what happened to the copper pipes that were removed from Stralenberg and sold for scrap? We need to see the accounts reflecting receipt of these funds. What about the R30,000.00 that Natasha insists that the Stralenberg Body Corporate must pay for the abortion job done regarding the Flat 36/ Flat 46 saga. We have ample proof that the root cause of that blockage was due to a draw-cable left in the pipes from Phillip Frost's Flat 46. It was not as Natasha seems to highlight, the result of the tenant in Flat 36 washing cement or tile grout down the drain – Nonsense! Once again she is protecting the chairman! Phillip Frost must pay for this damage, not Stralenberg!

As Manna van Rensburg has been retained as caretaker, I have no alternative to report the whole issue to the Ombudsman of CSOS tomorrow, and if I am not satisfied with their response, and receive no genuine remedial action, I shall not hesitate to lay charges of fraud and theft with the Criminal courts.

Stralenberg and Patron House residential flats, need to fight against urban decay! Otherwise, our investment will depreciate into a squatter camp!

As long as dishonest individuals like Manna van Rensburg and Phillip Frost are still involved running the affairs of Stralenberg, we shall surely fail!

As long as Property Managing Agents like Natasha from Coastal BCM continue to turn a blind eye to irregularities committed, purely for the sake of safeguarding her contract with Stralenberg, we shall fail!

Thank you

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