Minutes of the General Assembly

1. Election of the Conductor (Meeting Chair)

The meeting was opened by the current Board.

- Bikramjit and Karel welcomed the attendees.
- The Board introduced itself and explained the importance of resident participation in the Board's work.
- Carlos explained that the Board is available to support residents, but emphasized that day-to-day issues should primarily be directed to Team Kaktus.
- Karel highlighted the importance of resident feedback, as INNA relies on input from residents when communicating with the property owners and working on future developments.
- Bikramjit shared an example of a bathroom water damage case in which LLO assisted seven residents in disputes over water damage charges, helping them avoid significant expenses.
- Torsten informed attendees about an agreement with LLO to allow membership to be extended after residents move out. It remains to be clarified whether this agreement has been confirmed or is still being negotiated.

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2. Election of Vote Tellers and Minute Taker

The following appointments were made:

- Karel was appointed coordinator of the voting process.
- Anders and Lennart were elected as vote tellers.
- Isabella (Team Kaktus) was appointed minute taker.

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3. Association Report

The outgoing Board presented a summary of activities and developments during the past year.

Key discussion point:

- The Association continues to need greater resident engagement and encourages more residents to participate in Board work and community initiatives.

4. Presentation of Financial Statements and Budget

The financial situation and preliminary budget considerations were presented.

Key points

- Carlos reported increased income due to the growing number of residents.
- There were no major expenses during the year apart from LLO memberships.
- The KRA membership fee is DKK 41.60 per month.
- Bank fees are DKK 117 per month.
- Website expenses are DKK 958.40 per year.

Discussion

- Funds are intended to support residents in difficult situations where legal or case-related assistance may be required.
- The incoming Board should consider appropriate use of the Association's funds to avoid excessive bank fees on unused capital while maintaining sufficient reserves.
- The budget was presented and approved by the General Assembly.
- A revised budget will be prepared by the new Board and distributed for approval.

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5. Election of the New Board

The outgoing Board's existing meeting schedule was presented: monthly meetings on the last Wednesday of each month at 19:00.

Candidate Presentations

Karel

- Focuses on stronger resident engagement.
- Wishes to improve communication, conduct surveys, and ensure residents' voices are heard.

Daniel

- Long-time Kaktus Life community admin and organizer.

Bikramjit

- Focuses on making Kaktus Towers a happy and welcoming place.
- Wishes to reduce loneliness and strengthen the social community.

Lennart

- Has previous board experience from DTU.
- Has experience in event planning and sponsorships.
- Focuses on improved communication.

Izabella

- Focuses on communication, diversity, and resident inclusion.
- Wishes to involve the community more in decision-making processes.

Carlos

- Stood for re-election as Treasurer.
- Brings an international perspective and an understanding of the challenges faced by expats.
- Focuses on safety, practical improvements, and communication with property owners.

Seeyed

- Focuses on diversity, communication, safety, and more social events.

Anders

- Has extensive board experience from housing associations and his own company.
- Brings expertise in governance, structure, and financial management.

Election Result

During the process, Kim honorably withdrew his candidacy to simplify the voting process and offered to support the Board as a volunteer participant.

As there were only eight candidates, a single collective vote was held on all eight candidates together. All 18 members present, representing 18 residences, voted in favour. All eight candidates were therefore unanimously elected to the new Board.

The new Board consists of Karel, Daniel, Bikramjit, Lennart, Izabella, Carlos, Seeyed, and Anders.

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6. Proposals Received

No formal proposals had been submitted for consideration prior to the General Assembly.

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7. Any Other Business

The following topics and action points were discussed:

Communication and App Improvements

- The Board should receive administrator access to the resident app.
- More residents should be encouraged to join and actively use the app.
- A meeting will be arranged between the Board, Hococo, and Isabella Florentz to discuss improved communication flows, better notification systems, and general improvements to the app experience.

Safety and Security

- Concerns were raised regarding response times when contacting security services.
- The installation of door peepholes was suggested.
- The topic of Airbnb rentals was discussed.
- Establishing a neighbourhood watch initiative was proposed.
- A formal emergency preparedness and safety plan should be developed.

Information and Resident Support

- Residents requested better information regarding Wi-Fi and general building communication.

Building Improvements

- A proposal was made to investigate a key-chip solution for elevator access.
- Communication regarding elevator maintenance and operations should be improved.

Closing of the Meeting

The meeting concluded with agreement on the above action points. The newly elected Board will follow up on the initiatives discussed and continue working to strengthen communication, safety, and resident engagement throughout the coming year.