

Kaktus Residents' Association Annual General Assembly 2024

Where: Get Social at Tower B.

When: September 30 at 19:00

1. Election of the conductor.

Claus Løjte, director of LLO was proposed and unanimously elected. Claus thanked for the election, and started by concluding that the general assembly had been announced timely and accordingly to the articles of the association.

2. Election of votetellers

The existing board was proposed and unanimously elected.

3. The associations report

Torsten Arendrup reported:

At the General Assembly 5th of october 2023 the board was elected, and consisted of:

Torsten, Carlos, Jandi, Alissa, Susanne, Daniel, Nikita (who stayed for a few months to ease transition from former board). As of now, Torsten, Carlos, Susanne and Daniel remains.

The transition from free to half price membership of SHC had initial little delay, but has worked out after all. The membership is for all SHC sites, not just Kaktus Towers.

We invited all residents to a Residents Meeting: Monday 27th of November 7-9pm

We followed up on:

- Annual review of utilities installation, we try to find out exactly what is being done.
- Our wish to be able to see our utilities usage on the web.
- Heating issues.
- Compensation claims.
- Bike-parking situation

Board meetings since then has been open.

Board had meetings with Catella: We have had a review of utilities installation of majority of apartments. The provider of measurement services, WiseHome, are

working on making measurements available online. Probably via the INTEMPO/Kaktus App.

Heating issues: You can get help from Get Help – raise a ticket via INTEMPO/Kaktus App.

Compensation claims: In April only a few cases left unresolved.

Door slamming: The slamming of doors connecting to elevator shaft is both a noise and a security problem. The doors are part of fire safety setup and should always be closed.

Catella is testing three different solutions to minimize the noise and will implement a solution asap.

Washer/dryer: Nortec are testing different solutions to improve dryer performance. Problem is that they are condensation based, and this results in slow and expensive drying. If ventilation can be established, drying will be much faster.

Catella has found a tenant for the “Round area” at the Plaza. It will be food related. Building has started and will continue until late summer. There will be disruption with machinery, scaffolding etc. They will try to make it look “nice”. We will follow up.

The room behind mailboxes near tower B will become a designated area for disposal of large items like mattresses, chairs etc.

We discussed the INTEMPO/Kaktus App and improvements, e.g. like how the residents may be able to have access to create content. The status is that we will get no access.

The “Borgerrepræsentationen” have decided to close Dybbølsbro for cars, so it will be for bikes and pedestrians only and plans seem to include a green area between Kaktus and IKEA. The initiative can still be stopped by lack of financial resources.

Important: Home insurance/indboforsikring: Many residents are not aware of the need to have a home insurance. This is absolutely recommended! For those with water damage, it is the home insurance that pays for relocation. This insurance is also the one that covers: theft, bike-theft, damage due to weather, fire, accidents and also cases where you become legally liable for damages to persons or property occurring during the insurance period.

The board have these outstanding issues that we wish Catella to address:

- Signs on doors and building are a mix of professional and amateur (eg “Postnord”) – can we have guidelines to ensure a consistent, nice appearance?

- Entrance area looks like it did when it still was a building site. Plastic-tapes and -tarps, temporary asphalt wedge for bikes, cement railing not totally removed etc.
- Message in elevator mentioning alarm issues if door held, instead of fixing it so door can be held.
- The board will ask if Catella can fix heating issues in common areas: With summer coming, they will be very hot. Either air conditioning fixed, or portable temporary AC units.
- Are there alarms on outgoing doors from common areas?

Priority outstanding:

1. Ventilation

What is status for ventilation, air condition?

2. Doors Slamming

Is it correct, that you have not found a solution that ensures that the fire doors are not automatically closed in case of fire? We can see, that companies offer ABDL solutions that can handle our cylindric walls, are none approved for use in Copenhagen?

3. Elevator software

The software for the elevators is not optimal.

They can announce overload by pressing the call-button just as it leaves as it
 They are too insistent to display "use other side"
 They can display "go to other side" even though the elevator have just arrived
 The one minute alarm setting for blocking door is too narrow a timeslot

4. Common Kitchen

It seems there is no focus on kitchens. Ovens not working, missing utensils/kitchenware etc.

Can a service level be established so we know what to expect?

5. Edges of Plaza

The edges of the plaza and the entry to the buildings is still very much a work in progress: temporary rails, gaps, strange light post etc. It should not be needed to wait for the Max Burger to be finished?

6. Apartments rented out to companies, other than residents?

We still see a lot of 'tourists'/non-residents entering the building. Plus still listings on airbnb. Perhaps a partial solution could be to do a weekly check on rental-sites?

The report was unanimously approved

4. LLO Report

Claus Højte reported, that most contacts was due to issues when when moving in, out.

LLO will create forms for easing the contact.

LLO will create Kaktus specific terms for move-out issues, discount for assistance.

Claus pointed out, that LLO is working politically as well.

5. Presentation of Financials and Budget

Budget

Income: Varying, depending on number of residents.

Every tenant is charged 41 kr / month, of which 27,70 goes to LLO membership. This membership includes a personal membership.

Expenses:

Website	1000
Bank	2500
LLO	173.000 - dependent on number of tenants
Beverages etc. at meetings	5000

Comments on our reserve: It is bigger than we need. We propose to cut, so we do not accumulate more than 100.000 The board can use surplus to benefit the residents. investments primarily, like a printer, a projector etc. Budget 25.000 - change the monthly collection via Cobblestone.

There was a short discussion on adjusting the tenant charge, and it was unanimousle agreed to change to 32 kroner per month.

6. Election of the board members

The existing members was unanimously re-elected.

Two new members was unanimously elected:

Bikramjit Banerjee

Liza Breuer

7. Discussion of Proposals Received

The board have proposed changes to Articles of Association, the changes were discussed and the proposal was unanimously accepted. There will be an extraordinary assembly later this year to get changes approved a second time.

Any Other Business

Kitchen (Lisa)

Doortelephone not working well

Bikes, 2-floor spare

Renovation: Dangerous chemicals – cabinet locked

The Board of the Kaktus Residents' Association

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