

## Demi Hansum

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**Van:**  
**Verzonden:** donderdag 16 maart 2023 09:28  
**Aan:** Demi Hansum  
**CC:**  
**Onderwerp:** Re: Dossier 23.5083: Legmeerplein 30-3 te Amsterdam/ 982764  
**Bijlagen:** 20220629 VvE meeting (2) (1).pdf; Owners association meeting Legmeerstraat 39-45, Legmeerplein 28-32 29 June 2022 (1).docx

Beste mevrouw Hansum,

Op verzoek van ( ) hierbij de gevraagde informatie. In de bijlage de notulen van laatste VvE vergadering.

### Achterstanden

Er staat momenteel nog een restpost open van €468,19, gerekend tot en met februari 2023. Indien de eigenaar de huidige contributie en aflossing blijft betalen is dat ook zo in mei 2023, maar dat is nu nog lastig te voorspellen.

### Maandelijkse contributie

De maandelijkse bijdrage is nu €119.29, en wordt per april met terugwerkende kracht naar januari 2023 gecorrigeerd met 10% inflatie (na de VvE-vergadering in juni). De maandelijkse VvE-bijdrage voor de nieuwe eigenaar zal dus €131.22 zijn. De hierboven genoemde restpost is nog niet gecorrigeerd voor deze inflatie indexatie.

### Aandeel

Appartementsrecht van 30-III maakt voor 1/15e aanspraak op 1386/2284e van het VvE reservefonds. Grofweg dus 4.05%.

### Leningen van de VvE

Er zijn geen leningen

----- Forwarded message -----

Van: I 1>  
Date: wo 15 feb. 2023 om 10:57  
Subject: Dossier 23.5083: Legmeerplein 30-3 te Amsterdam/ 982764  
To: f 1>

Geachte heer, mevrouw,

Vriendelijk wil ik u verwijzen naar de bijlage waarin een specifiek aan u gericht schrijven is bijgevoegd.

Met vriendelijke groet,

**Demi Hansum**  
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# Owners' association meeting

*VvE Legmeerstraat 39-45,  
Legmeerplein 28-32*

Amsterdam | 29 June 2022



1. OPENING

## Today's agenda

1. Opening
2. Confirm notes from previous meeting
3. Approve financial report for 2021
4. Approve proposed increase in monthly fee
5. Approve proposed budget for 2022 (incl. MJOP)
6. Any other business

**Do we have a quorum of at least 50%?**

**Are there any other items that you would like to add to the agenda?**

## 2. NOTES PREVIOUS MEETING

# Minutes from our meeting on 24 November 2020 (1/2)

### 1. New board, presented by Frederik

Open position: secretary ☐ **Please volunteer**

### 2. Implementation of MJOP, presented by Frederik

Jongens vd Jonge will do the maintenance

Some questions/concerns:

- Lights (roof openings/lichtstraat) staircase  
Frederik: this is included in the plan (some are already broken)
- Carlo: Front balconies, when we bought the app in 2019, the survey recommended the re-do of waterproofing for front balcony  
Frederik: According to contractor this was done in 2019 and doesn't need maintenance in coming years, but double check might be needed ☐

**Action F**

- Maarten vd R: Isolation or sustainability topics seem not to be included?

Frederik: fair point. Not included so far because MJOP concerns maintenance and this would be an upgrade, nevertheless this is something we could address and further discuss in next VVE.

- Onno T.: Status Vastrom things to do's?

Frederik: List of to-do's was sent in May, no update, so will resend and remind ☐ **Action F**

- Wies: What is the contract/pricing deal now with jvdj? They will present a price offer for work to be done at moment it will be planned? Or are the prices what is now forecasted?

Frederik: Each year will have new tendering process for work to be done. Cost are forecasted a little bit higher.

**Do you confirm the notes from the previous meeting?**

## 2. NOTES PREVIOUS MEETING

# Minutes from our meeting on 24 November 2022 (2/2)

### 3. Urgent situations, presented by Frederik

- **Action to all: Whenever you notice something, make sure to report directly to Frederik by mail or phone.**
- : Low stucco plaster still needs to be done. will be done coming year;2021. As soon as MJOP is agreed, order will be given to contractor, asap.  
Doorbells: don't work in a lot of houses  
): bells are included in list to Vastrom  
Conclusion: have the doorbells fixed at the 2 houses ourselves (by VVE) and send the bill to Vastrom ☐ **Action F**
- **Action to all: Please let : know if your doorbell is not working**

### 4. Financial implications, presented by Peter

- proposal: index the VVE contributions with inflation  
2021: +2.6%
- Everything is expressed in Euro as of today, not corrected for inflation in cost and expenses.
- Every 5yr review of the maintenance plan
- Financial result and administration of 2019 has been audited by Gerhard vd B and approved

### 5. Vote MJOP, presented by Frederik

- ☐ Clean sweep, nobody against

**Do you confirm the notes from the previous meeting?**

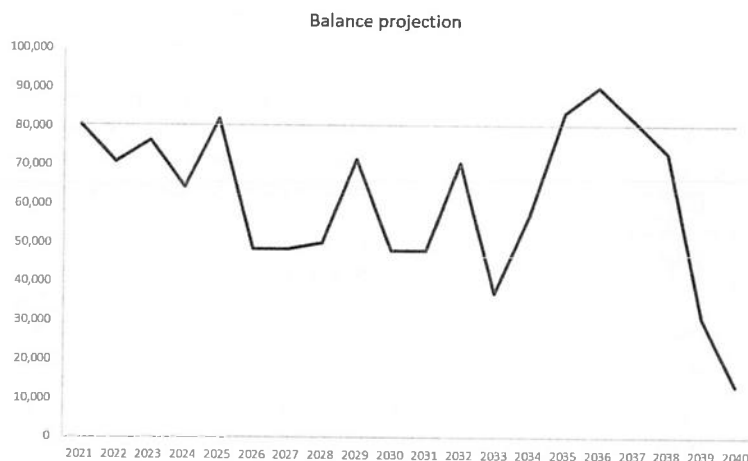
## Net result positive, but spend on planned maintenance higher than budget

Category	Planned	Actuals	Diff. (€)	Diff. (%)
<b>Starting cash balance (01/01)</b>	<b>79,634</b>	<b>79,634</b>	-	-
Income	34,593	34,836	244	1%
Recurring costs	(5,920)	(4,975)	945	(16%)
Planned maintenance	(12,750)	(30,688)	(17,938)	141%
Of which: staircase at 39	(9,000)	(22,101)	(13,101)	-
Of which: drainage renovation	-	(4,068)	(4,068)	-
<b>Ending cash balance (31/12)</b>	<b>95,557</b>	<b>80,461</b>	<b>(15,096)</b>	<b>(16%)</b>

- Recurring costs lower than expected, in part due to unutilised 'unforeseen' costs budget of €1,500 in 2021
- Planned maintenance considerably more costly than budgeted for, due to:
  - o All staircases are allocated the same budget for renovation, but state of repair in 39 was much poorer than other houses, hence more expensive
  - o Drainage renovation was not budgeted for until 2022 at a cost of €12,500, but was pulled forward to 2021 at realisation of only €4,068.
- As state of repair of other staircases is much better, and the accelerated drainage repair alleviates the budget in 2022, no adverse long-term effects are foreseen

**Do you confirm the financial report and grant the board a final discharge for the financial year 2021?**

## Long-term projection of cash position is positive for the long-term, and ensures sufficient buffer in the foreseeable horizon until 2025



- Cash position is expected to remain stable around current level (€80K), based on actualised recurring expenditures and the updated MJOP for 2022 and further
- Drop-off in 2036-2040 caused by subsequent large-scale repainting work – actual work may be spread out over longer period depending on the actual state of the building



#### 4. MONTHLY FEES

We previously agreed to adjust monthly contributions to inflation to account for rising cost of maintenance – this year it is 5.7%

<i>Houses</i>	<i>Current</i>	<i>New</i>	<i>One-off</i>
Downstairs apartments	€188.90	€199.67	€64.60
30-I, 30-II, 30-III, 32-I, 32-II, 32-III, 39-I, 39-II, 39-III, 43-I, 43-II,	€112.86	€119.29	38.60
41-I, 45-I	€83.52	€88.28	€28.56
41-II, 45-II	€142.20	€150.31	€48.63
43-III	€56.43	€59.65	€19.30

- Inflation increases the cost of building material and labour, and therefore increases the cost of our maintenance
- In our previous meeting we agreed to annually adjust contributions to inflation, so that we can maintain our quality of living and protect our most important asset
- Inflation adjustment is calculated based on realised inflation in the preceding calendar year – 5.7% in 2021
- Contributions are increased retrospectively to January 2021, and hence a one-off fee to adjust is requested for the month July

**Do you have any questions with regards to the planned increase?**

## 5. BUDGET 2022

We are budgeted to close the year 2022 with a €73K cash position

Category	'21 act.	'22 bud.	Diff. (€)	Diff. (%)
<b>Starting cash balance (01/01)</b>	<b>79,634</b>	<b>80,461</b>		
Income	34,593	36,822	2,229	+5.7%
Recurring costs	(4,975)	(6,820)	(1,845)	+15%
Planned maintenance	(30,688)	(37,250)	(6,562)	+21%
Of which: renovation of 32 side	-	(30,000)		-
<b>Ending cash balance (31/12)</b>	<b>80,461</b>	<b>73,213</b>		

- Income increases with 5.7% due to inflation adjustment of member contributions
- Recurring costs increase by 15% to account for the higher insurance costs than previously budgeted (building insurance). Note that this budget also includes unforeseen costs, which remain unchanged
- Only one major maintenance activity is planned for 2022: renovation of the wooden panelling on the side of the building at the square-side (Legmeerplein 32)

Do you have any questions with regards to the budget for 2022?

#### G. ANY OTHER BUSINESS

Are there any other things we should discuss?

- Proposed new treasurer from July 2022 onwards, as Peter and Sammy are leaving the VvE
- Water pressure 45 legmeerstraat (Eva)
- Additional Bicycle stand (Eva)



Anything else to be discussed?

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# Appendix

# APPENDIX A: FINANCIAL REPORT 2021

We previously agreed to adjust monthly contributions to inflation to account for rising cost of maintenance – this year it is 5.7%

Income	Planned	Realised	Difference	Comments
Service fee	34,593	34,690	97	
Insurance payouts	-	146	146	
<b>Total income</b>	<b>34,593</b>	<b>34,836</b>	<b>244</b>	

Regular costs	Planned	Realised	Difference	Comments		
Management liability insurance	-	400	-	400		
Real estate insurance	-	3,400	-	4,269	-	869
Bank fees	-	150	-	182	-	32
Utilities	-	400	-	448	-	48
Memberships	-	70	-	76	-	6
Other regular	-	1,500	-	1,500		
<b>Total regular costs</b>	<b>-</b>	<b>5,920</b>	<b>-</b>	<b>4,975</b>	<b>945</b>	

Maintenance costs	Planned	Realised	Difference	Comments			
Painting (front and back)	-	-	-				
Outside walls (front)	-	250	-	250	No repairs required in 2021, so budget remains unused		
Balcony floors (front)	-	-	-				
Outside wall openings	-	-	-				
Outside wall finishings	-	-	-				
Roof openings (skylights)	-	1,000	-	1,000			
Roof	-	1,500	-	161	1,339	Some repair work was executed as part of the Staircase renovations on 39 (incl. in Staircase line item)	
Roof finishings	-	-	-				
Railings	-	-	-				
Staircases	-	9,000	-	22,101	-	13,101	Staircase at 39 hadn't been renovated in nearly 20 years and was in much worse condition than the other staircases (as ins
Drainage	-	-	-	4,068	-	4,068	Budget of €12,500 was allocated for 2022, but utilised in 2021 due to continued leakages at 28 / 39hs and 41hs
Periodical window cleaning	-	1,000	-	1,000	Window cleaning currently not contracted for the building as a whole - to be investigated in 2022		
Other maintenance	-	-	-	4,358	-	4,358	Includes repair of intercoms, and general repairs across the building by De Jongens van de Jonge (our service contractor)
<b>Total maintenance costs</b>	<b>-</b>	<b>12,750</b>	<b>-</b>	<b>30,688</b>	<b>17,938</b>		



## **Owners association meeting (VVE vergadering) Legmeerstraat 39-45, Legmeerplein 28-32**

Amsterdam, 29 June 2022.

### **Attendees:**

1. Legmeerstraat 45-H  
2. Legmeerplein 32H  
3. Legmeerstraat 45-2-3  
4. Legmeerstraat 43-H  
5. Legmeerplein 28  
6. Legmeerplein 30-3  
7. Legmeerstraat 39-2  
8. Legmeerstraat 41-2/3  
9. Legmeerplein 30-2  
10. Legmeerstraat 39-3  
11. Legmeerplein 32-2

### **Agenda:**

1. Opening
2. Confirm notes from previous meeting
3. Approve financial report for 2021
4. Approve proposed increase in monthly fee
5. Approve proposed budget for 2022
6. AOB

#### **1. Opening**

Confirmed that over 50% of the VVE was present

#### **2. Confirm notes from previous meeting**

No comments

#### **3. Approve financial report for 2021**

VVE approved, no comments

#### **4. Approve proposed increase in monthly fee**

VVE approved, no comments

#### **5. Approve proposed budget for 2022**

VVE approved, below questions were raised

**Ronald:** How did we get to the numbers of the 22 budget? How was it for our VVE? contractor

- MJOP was created with a professional external party a few years ago
- Three contractors were requested to make an estimation for the MJOP and share their thoughts on how to approach.
- Out of the three was selected
- Experiences with have been good. He works very professional, delivers as promised, thinks with us and tries to save money where possible

: Need to correct numbers based on difference 2021 and 2022. Will be updated and sent around

Detailed MJOP overview will be shared with the members of the VVE

## 6. AOB

: is experiencing problems with water pressure on 41-1. This will be investigated and circled back to Eva

: suggested to add an additional bicycle stand on Legmeerstraat as the current stands are always full.

Decision:

1. will request the municipality of Amsterdam to check and remove bikes that are unused.
2. If the problem persists, we will proceed with an additional bicycle stand

is experiencing problems with bubbling water coming out of her sinks. No other neighbors are experiencing this problem. She will proceed with her plumber to investigate the problem.

- can we agree to inform the VVE on any new owners or renters?  
VVE agrees
- And can we agree to inform each other on upcoming construction work (at least a week in advance)?  
VVE agrees
- Is Vastrom still active in the VVE?  
No
- Do we need an update of the VVE reglement?  
We have a model reglement
- What do I need to do to build a balcony?  
ask permission from the VVE and from the municipality
- Can we share phone numbers?  
we agreed to share email addresses. We contact each other first via email and people can choose to share phone numbers after that.

: remember to place smoke detectors on each floor. This is mandatory as of the 1st of July.

: there should have been permission requested of the VVE prior to placing the garden houses.

There was no bad intent, 43-H and 45-H were under the impression that permission of the VVE was not required as also no permit of the municipality is required. They apologise for any inconvenience caused and are planning to add green roofs to improve the views of the neighbors.

*Action:* we should provide clarity the VVE members about when to inform the VVE or ask for permission.