

Information from the board – June 2022

Annual general meeting on the 24th of May

Below is a summary of what was discussed at the annual general meeting on the 24th of May:

- The meeting approved all items up for decision, voted in favour of the Nomination Committee's proposal and approved the Board's proposal on tenant-ownership supplement.
- After the meeting, information was given about major current events in the association:
 - Phil's Burger have received a start notice for renovation a couple of weeks ago and expects to open in August. This means that we will have to accept some noise coming from the renovation during the summer period.
 - Some planks in the upper courtyard (floor 1) have gone bad and we are still working on looking at the issue of responsibility for action. We hope to be done with this soon so that we can restore the patio to a good condition again.
 - Several apartments have had problems with condensation between the windows. We currently have an ongoing contract dispute with Einar Mattsson regarding this as the problems are so extensive and arose within the period of warranty.
 - A new ground lease agreement will take effect from next year. The plot right has increased by almost SEK 1 million from the previous period. However, the increase will take effect gradually over the next four years, starting in 2023.
 - The charging of electricity for housing, premises and charging stations in the garage has not corresponded to the association's actual costs and will therefore need to be adjusted to be more in line with the current electricity prices. More info further down in the newsletter.
 - As all of the association's costs have increased since the house was built in 2015, and the cost of electricity and land rights has increased significantly, the board is currently (for the first time) reviewing an increase of the fee that will take effect either in the autumn or early next year. The sum has not been determined but will not have to be too large as the association has good finances.

Charging of electricity

The association currently charges a fixed price for electricity to the residents, premises and charging stations, despite the fact that the electricity agreement with the electricity supplier is variable. The background to this is that only the reading of the total electricity consumption per resident can be made correctly, but not always the consumption per hour and day, which would have been needed for a correct billing of a variable electricity cost.

So far, the fixed cost has been SEK 1.3 / kWh, which previously covered the association's costs (electricity trading, network fee, tax) by a certain margin, but as electricity prices increased in 2021, this no longer corresponds to the association's costs and we will therefore soon need to increase the fixed cost for us residents to be more in line with the actual, variable, electricity price. We will also work more actively to regularly review the fixed cost to better correspond to the association's costs.

Transfer of balcony glazing

The board would like to remind you that the responsibility for a balcony glazing needs to be transferred to the new owner when selling the apartment. The agreement for transfer of responsibility ("ansvarsöverlåtelse") must be written between the new owner and the association and means that the original agreement is transferred to the new owner. The transfer of responsibility and the original agreement can be found on the website, mittgladan.se, under the tab Dokument.



New tab on the website - Newsletters

The board has now created its own tab on the website for newsletters for those of you who want to look back at previous current events in the association

Grill with care

Now that the barbecue season is underway, the board wants to highlight the association's rules of conduct and urge everyone to clean their grills thoroughly before the season's first barbecue to avoid risk of fire.

Only electric or gas grills are approved for use on balconies and terraces.

NOTE - You are responsible for ensuring that your LPG bottle is approved for use on the balcony / terrace and that the tubes are well controlled and not leaking.

And finally: Always have a fire extinguisher near you.

Have a nice summer!

Best regards, The Board
styrelse@mittgladan.se