

Association meeting 2023

35 members attended the association meeting held on May 24 2023, where the results and balance sheet were determined, the distribution of results was approved and the new board was elected. Many thanks to those of you who participated and with the hope that we will have a larger participation in the future. You can find the minutes and the Annual Report for 2022 at mittgladan.se

Terrace

As the terrace in the upper courtyard (floor 1) was rotten, work was carried out during the spring to restore the courtyard to a good condition. This has now been completed, inspected and the terrace can be used again.

New law regarding renovation

On January 1, 2023, a new law came into force that aims to ensure that renovations must first be approved by the association board. This is to ensure that the renovation will not have negative consequences for the association as a whole. You can find the form for renovations at <https://www.mittgladan.se/sidor/dokument> and it is called "Renoveringsanmälan". Unauthorized renovations can lead to termination of the right of occupancy or alternatively a requirement that the apartment is restored to its original condition. Remember to notify your renovation in good time so the board has time to review the application before the planned start of construction. Applications are reviewed at the monthly board meetings. The board's decision can be appealed to Hyresgästföreningen. If interested, you can read more here: <https://www.fastighetsagarna.se/aktuellt/nyheter/2022/andring-i-bostadsrattslagen-fran-2023/>

Transfer of balcony glazing

The board would like to remind once again that the responsibility for balcony glazing needs to be transferred to the new owner when the apartment is sold. The transfer of responsibility must be written between the new owner and the association and means that the original agreement is written over to the new owner. The transfer of responsibility and the original agreement can be found on the website, mittgladan.se, under the Documents tab.

Price of electricity

The board follows the price development of electricity on a regular basis and has decided to lower the current price from SEK 2/kwh to SEK 1.50/kwh from 1 September.

Smoking on the balcony

For a period of time, there have been reports of cigarette butts on balconies and terraces, and this mainly concerns Kellgrensgatan 10 towards the courtyard. We would like to remind you that it is absolutely forbidden to throw cigarette butts over the balcony railing. As many people have wooden and other flammable installations/decorations on their balconies, this can entail great risks. Smoking on the balconies is permitted, but keep cigarettes on your own balcony and throw them in your own garbage.

New cleaning company

As part of reducing the association's costs, we have signed a new agreement with a cleaning company that started its first day on September 4th. On September 6th, they will carry out a so-called "zero setting" where they will do a thorough cleaning of the entire property. Before this, we remind you that it is not permitted to store anything in the corridors outside the apartments. The main reason for this is because of fire protection, but the cleaners also won't be able to clean if there are things in the way.

Payment of Fees

Finally, a reminder to ask you to ensure that you pay your invoices for fees, parking and storage on time. The board has recently had to remind of this in a number of cases, but unfortunately we cannot act as a monitoring function regarding these late payments.

At the moment, a reminder invoice comes on day eight and after day 20 they go on to debt collection. It should not be seen as a last day for payment, but bills must be paid on the last day stated on the bills/invoices.

In the worst case, as an apartment owner, you risk losing your right to your apartment in the event of repeated mismanagement in this regard. Please see § 40 of the statutes.

Late payment of the storage or garage fee can lead to the cancellation of the storage or garage space.

If you have not received your invoices in time for payment, it is your obligation and your own responsibility to contact Fastighetsägarna to request them.

Sincerely,

The board of BRF Gladan

styrelse@mittgladan.se