

Agenda Algemene Leden Vergadering Vereniging van Eigenaars Cassandraplein/Muzenlaan.



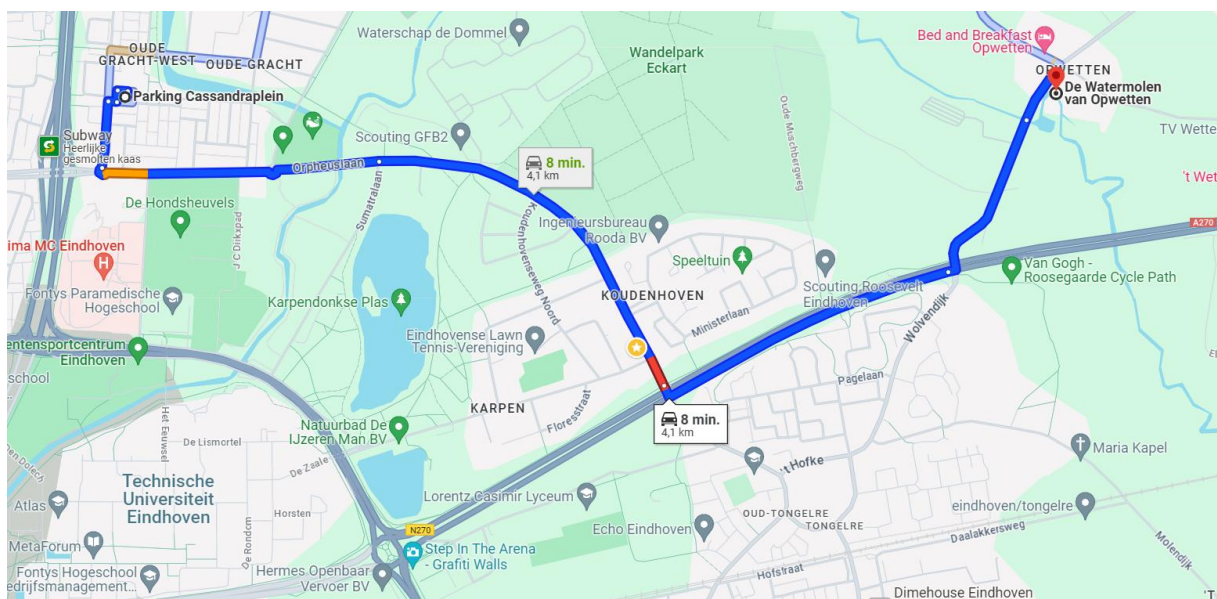
The board hereby invites you to the ALV of owners of VvE Cassandraplein Muzenlaan.

Wednesday 18 March 2024 at 19:00, The Watermill of Opwetten, Opwettenseweg 203

The main purpose of the meeting is to decide on a possible amendment of the subdivision deed, the early insulation of the roof, the investment in heat pump and central heating regarding the energy-saving measures and the status of the frame and screen renovation. The full agenda and related annexes for the meeting of owners are attached to this invitation.

Given the importance of the decisions to be taken at this owners' meeting, we urge you to attend this meeting. All decisions to be taken will have financial consequences.

Please inform us **before 1 March** of your attendance on 18 March. Are you really unable to attend? Then you can grant a authorisation to a co-owner to attend the meeting. On the enclosed authorisation form Appendix 1, you can already cast your vote on the items listed in the agenda.




Date: Tuesday 18 march 2025 19:00 – ~22.30 uur

De Watermolen van Opwetten, Opwettenseweg 203 5674 AC Nuenen



From 18:45 Welcome with coffee/tea/fresh/wine/beer for free at your choice

 **Signing Attendance list + obtain voting form**



19:00 Welcome and opening of the meeting

- Determine number of attendees/voters and 'Volmachten' (**Appendix 1**)
- Define agenda

19:05 Announcements & received documents

- Mutual social control
- Proposal Complex extension with 9/10 penthouses
- Mail BFM suspend management
- Tenders Oranjedak, Oosterbosch, ZND
- Agenda Main Split and Parking Garage; Service cost

19:10 Aspects suspension BFM management

-  **Decision 1.** Suspend management BFM until notary has ruled
-  Renovation project manager: Ineke Haneveer/Property manager: Kelly Segers

19:15 Vacancies board, audit committee and technical committee

- Vacancies board: resigned Julian due to sale,
- Re-election audit committee John Lepoutre / Yaaser Mohmaed Ali; Retiring Julian
- Technical committee vacancies retiring Q3/Q4 Maikel
- Note interest on voting form or report in break

19:25 Minutes Annual General Meeting 2024 (website: Documents/Owners/Annual Meeting Minutes)

- Comments and remarks
- **Decision 2.** Adopt and approve minutes of ALV 27 March 2024

19:30 Financial statements 2024 (**Appendix 2 financial statements 2024**)

- Statement of Audit Committee; (Yaaser, John and Julian)
- Discharge of board/financial manager
- **Decision 3.** Operating result to be set off against provisions

19:45 Additional individual redemption National Heat Fund

- **Decision 4.** Make use of 20% additional repayment option NWF (**Appendix 3**)

19:50 Status of window frame renovation

- Status window frames
- Planning screens

20:00 - 20:30 Break coffee/tea/fresh/wine/beer for free at your choice

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20:00 - 20:30 Break coffee/tea/fresh/wine/beer for free at your choice

20:30 **Decision 5.** Amendment/enforcement of subdivision deed; Cost allocation (**Appendix 4**)

20:45 **Decision 6.** Penthouse on roof; proposal Frank and Rob

20:55 **Decision 7.** Penthouse on roof ALV 27 March 2024

21:05 Project budget (**appendix 5**)

- Justification Project budget
 - Window frame and sunscreen
 - Roof (isolation)
 - Ventilation (CO2-controlled)
 - Heat pump (add on to boiler)
 - Heating (new or existing boiler) ➔ modification boiler
 - **Preference 13.** Purchase new central heating boiler
 - **Preference 14.** Choice of payment method (**Appendix 6**)
- **Decision 8.** Project budget in total

21:20 Explanation of tenders Oranjedak, Oosterbosch, ZND

- Board proposal Choice roofing company
- Planning roof renovation

21:30 DMJOP / DMJOB 2025-2044 (new set-up BFM) (**Appendix 7**)

- Outline MJOP
- Consequence contribution facilities
- Preferred order of major maintenance
- **Decision 9.** Decision DMJOP and Contribution till 2036
- **Preference 10.** Preferred order of major maintenance

21:45 Explanation Budget 2025 (**Appendix 8**)

- Consequences subdivision for ground rent and service costs
- Consequence service costs 2025 due to roof renovation and inflation
- Draft proposal Service Charge Budget 2025
- **Decision 11.** Budget 2025
- **Decision 12.** Concept Budget 2026

22:00 Any other business

- Is air-conditioning on the balcony okay or should it be on the roof?

22:05 After-meeting drinks with real Dutch Bitterballen

Het bestuur VvE Cassandraplein/Muzenlaan