

Minutes of the Homeowners' Association Meeting – May 6, 2025

1. Opening and establishing a quorum

The meeting was opened at 8:00 PM by Ms. Arensen, who acted as chair. The chair welcomed all attendees and confirmed that all apartment owners were represented in person, establishing a valid quorum for decision-making.

The agenda and accompanying documents had been distributed to all owners prior to the meeting.

2. Approval of the agenda

The proposed agenda was approved without amendments.

3. Annual financial report 2024

The chair presented the financial report for 2024. The report was discussed in detail, noting that the high costs were due to major maintenance carried out during the year.

After discussion, the financial report was unanimously approved, and the chair was discharged of financial responsibility. As of May 6, 2025, the association has a bank balance of €6,900.

4. Multi-year maintenance plan and monthly contribution

The chair introduced two versions of a revised multi-year maintenance plan, prepared in collaboration with Patrick.

- Version 1 represents the ideal maintenance schedule, which would require significantly higher monthly contributions over the next four years. And lower monthly contributions after that.
- Version 2 proposes a weighted average increase in contributions, allowing for the postponement of major maintenance on the front and side facades to 2029–2030 instead of 2028.

The chair emphasized that unforeseen costs are the only variable item in the budget, and if these are high in a given year, the reserve amount of €5,000 may need to be replenished the following year. Future cost increases due to inflation or market changes are not yet factored into the plan.

Vereniging van Eigenaars Schiekade 628-630 te Rotterdam, gevestigd te Rotterdam

In response to Martin's question, the chair confirmed that the current financial reserves are sufficient for this year but recommended increasing the monthly contribution starting in May.

The members expressed a preference for a fixed monthly contribution that ensures sufficient reserves are built up, avoiding the need for additional payments in years with major maintenance.

Martin Elling offered to recalculate the maintenance plan with the major works scheduled for 2030.

The association agrees that, should this recalculation result in a moderate increase in the monthly contribution (up to approximately 30%), a new meeting will not be required for approval.

5. Frequency of meetings

It was agreed that one meeting per year is preferable unless the chair or any member deems an earlier meeting necessary.

6. Closing

The chair closed the meeting at 8:40 PM and thanked all attendees for their presence.