

Newsletter 3

Hello everyone!

1. Register for the Annual General Meeting!

Hopefully, it has reached all of you that the annual general meeting will be held on **May 30th at 18:30**. The venue for the annual general meeting is Kockums Leisure, conference room 1. It is important to register well in advance via styrelsen@brfvarvsporten.se.

If you wish to have an item addressed at the meeting, you must submit a motion no later than **May 16th**.

Of course, there will be coffee and snacks!

2. New property manager

As of May 1st, Sekant Property Service is our new property manager. The board has looked around and collected quotes from several companies, and the choice ultimately fell on Sekant. The switch from A.R.C was made partly due to quality deficiencies, as many members have noted, but also to reduce costs. We are also doing this by taking on certain tasks that were previously handled by the property managers.

Cleaning will be done on Mondays, with one week focusing on the entrance and one floor up, and the other week covering the entire building.

If there are issues in the common areas, please contact the board at styrelsen@brfvarvsporten.se, and we will follow up with PEAB.

Emergency service (outside of regular working hours) will be handled by Örestad. Örestad should only be notified of urgent and serious issues that arise after office hours and cannot wait until the next business day.

3. Reduced electricity price

At the latest board meeting, the Board decided to reduce the electricity price to 2.5 SEK (including VAT) per kWh from the previous 3.0 SEK (including VAT) per kWh, effective May 1, 2024.

4. Grilling

At the latest board meeting, the Board also decided to allow gas grill barbecues on the balconies. Charcoal grills are still prohibited on the balconies. However, there is a shared barbecue area with charcoal grill in the courtyard.

5. Windbreaks

The board has communicated about windbreaks in a previous post (see link below). We want to clarify that it is okay to use windbreaks from another manufacturer as long as the shade matches the prescribed color.

<https://brfvarvsporten.se/nyheter/522-balkongen-kallar>

Members who have already installed windbreaks in other colors or materials are requested to remove them by May 31st.

6. Subletting – a reminder

On our website, we have information on how to proceed with subletting. It is very important to read and understand the process.

Short-term rentals are not allowed (such as during Eurovision).

An unauthorized subletting can lead to losing the right to live in your apartment. The ultimate consequence of not applying in such cases can lead to termination and forced sale through the enforcement authority.

<https://brfvarvsporten.se/mitt-boende/andrahandsuthyrning>

Keep an eye out for the new community rules that will be circulated and available at the bottom of the stairwells.

See you at the annual general meeting!

The Board