

Arum Sands Complex

Gonubie

5256

Date: 01.09.2025

To:

Mervelle Property Administrators CC

Berea

5200

Subject: Request to Suspend Levy Increase Pending Resolution of Outstanding Issues

Dear Mervelle,

We, the undersigned owners of units at the Arum Sands Complex, write in response to the recent communication from your office regarding the proposed increase in levies with effect from September.

Following a meeting held by the owners, it was collectively agreed that the decision to implement the levy increase should be **suspended immediately**. The owners believe the process leading to the proposed increase was irregular and lacked adequate consultation, circumventing many necessary discussions.

It was also noted during our meeting that the decision may have been unduly influenced by a representative from the insurance company, who was present during the discussions and who had initially proposed a 25% increase. This raises serious concerns about the integrity and transparency of the process.

In addition, the owners are of the view that it would be premature and improper to implement any levy increase until the following outstanding matters are fully resolved:

1. **Insurance matters**, including justification for increased costs and scope of coverage.
2. **Unexplained payments** reflected in the financial reports.
3. **Clarification regarding funds transferred from Trafalgar**, including documentation and account reconciliation.
4. **Outstanding maintenance issues** within the complex, which remain unresolved despite prior communication.

Given the seriousness of these issues, we formally request that your office **halts any plans to increase the levies** until all of the above matters have been properly investigated and resolved to the satisfaction of the owners.

We trust that your office will treat this matter with the urgency and diligence it deserves, and we look forward to your confirmation that the proposed increase has been suspended.

Yours sincerely

Owners of Arum Sands Complex

Trustees



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