

ANNEX 3**ANNUAL REPORT 2019****Association issues and members**

The board has had 21 st. recorded meetings in 2019 and 19 so-called preparatory meetings, in addition the board has been in contact with a number of association issues. BRF Fällbanken 1 is registered as a genuine tenant-owner association based in Täby.

The number of members per 2019-01-01	423
Number of new members in 2019	35
Number of departing members during 2019	36
26 apartments have been transferred in 2019, rentals	421

Activity

In 2019, the Board has, among other things, worked on the following issues:

1. Property
2. Building Works
3. Commercial premises
4. Rental apartments
5. Indoor and outdoor environment
6. Parking
7. Storage
8. Balcony glazing
9. Cleaning Days
10. Extended washing times
11. Extra Patios low-rise house ground floor

These points are reported below, the Board's financial work is reported separately in The Board's simplified presentation of Financial Statements 2019

1. Property management

On March 1, 2019, a contract was signed with Swefab as external property manager. We ended the collaboration with NVSS and released our electronic locking system to Great Security. This external partner was also replaced in 2019. This service is now included in Swefab's contract. Our property management was also given the task of reviewing our shell protection when it comes to keys for gates, storage rooms, laundry rooms and technical areas in our association. The radon measurement of our housing stock has been completed and the results show that there are no elevated values in our association. However, this radon measurement will be supplemented in spring 2020 with further measurement points, this p.g.a. regulatory requirements.

2. Real estate work

In 2019, just as in 2018, we have had a number of water damage in the household stock, some damage is due to dishwashers that leaked but also water damage that can be attributed to delayed maintenance or incorrect pipe installation.

In 2019, all rental apartments were inventoried by Densia AB, and a renovation plan has been developed. Some apartment began renovating in late 2019.

The association has restored an old water damage in the old Judo room and renovated the room that is now rented out.

A rental apartment was returned during the late spring and is under renovation. During the spring 2020, this will be put up for sale.

3. Commercial premises

The association owns 16 commercial premises, four preschools, three restaurants, six retail premises, offices and two apartments that are classified as premises.

One of these apartments is currently rented out, but the board has a stakeholder who will probably move in during the first quarter of 2020. Two of our preschool premises are now rented to be converted into apartments, which will increase our association with 10 new apartments in 2020. As well as being used as a temporary evacuation apartment during the renovation of an extremely neglected rental apartment. The preschool on Linbastuvägen 4A, has during the year been converted into an association yard. The association yard should become the association's natural gathering place.

4. Rental apartments

At the 2019 Annual General Meeting, the Board was given the confidence of the Extraordinary Annual General Meeting to investigate the possibility of offering our tenants the opportunity to convert their apartments into condominiums. The Meeting was mandated to offer a 15-20% discount on the market value. The Board contracted Allabrf to prepare a proposal to the tenants. It turned out quite quickly that the discount rate was too small to make it attractive to tenants. The Board of Directors called for an Extraordinary General Meeting on December 5, 2019, where the Board requested a mandate to raise the discount rate to 15- 30% for the conversion of rental apartments and 5-15% in so-called. removal allowances. Which was approved by the Extraordinary General Meeting. Once again, the Board wishes to point out that reshaping their rental right or using the relocation allowance is entirely voluntary for tenants. BRF Fållbanken will not force anyone, but the tenant can remain as tenant.

5. Indoor and outdoor environment

In 2019, we began to improve our greenery by cutting bushes and trees during the early fall. This work has not been completed and the board will gather power on these areas during the spring of summer 2020. As regards barbecue area and playground, it will be erected at our association yard.

When rounding out patios on the ground level, it was found that these are beginning to feel the pinch of time and that the balconies and facades, especially in the north, need to be washed. This work is planned for the first quarter of 2020.

We started a negotiation with our property management regarding gardening in 2019, this will be completed in autumn 2020.

6. Parking spaces

During the financial year, the Board investigated the need for charging stations for electric cars and charging hybrids in our association and realized that demand is too small to make that investment.

However, the association has applied for grants for this, as 2019 is the last time you have the opportunity to apply. If the Board sees demand increasing, we will install a number of charging stations in our association.

7. Storage

During the year, the Board also made an inventory of the stores and it turned out that there are vacant stores that he leased to our tenants.

8. Balcony glazing

During the financial year, work began on glazing of balconies and patios. Many people were interested and contacted the Balkongrutan which was the contractor. However, it was not possible to implement because building permits were not granted due to. that our houses are Q-marked and thus did not have to change facade. The decision was appealed by the contractor, but with the same result.

9. Cleaning days

The board introduced and called for two cleaning days where the area around our association yard would be tidied up. When the interest turned out to be low, the Board decided not to implement any more.

10. Extended washing times

During the mandate period, the Board has reviewed the allocation of washing times by increasing the number of washing times to 5 times per day. The number of washing times per week and apartment has also increased from 2 to 3.

11. Extra patios low-rise house ground floor

The Board was commissioned by the General Meeting in 2019 to work out a decision basis on the Board's proposal "Extra patios low-rise house ground floor". This work is presented under item 18 of today's agenda.

Ahead of 2020

Continuing to work to improve the housing association's finances to promote the financial interests of its members.

Start planning for a previously changed stains.

Complete the project with the conversion of rental properties

Actively work to lower the interest rate on our loans, which will be added by 2020

Sell empty rental apartments.

Continued work on existing maintenance plan to keep it up to date.

Work out a land management agreement.

Facade wash where there is organic spread.

Renovate the balcony railings on the ground floor

Do a review of our parking lots repair / replace damaged collision protection and painting of lines.

Continue to try to find a sustainable solution for coarse / waste sorting.

Renovate the rental apartments according to need prioritization based on inspection records from an authorized inspector.

Complement the radon measurement with several measuring points.

Continue our work to make our square a natural gathering place even for non-residents in our association.

Update our shell protection by replacing the current key system.



Claes Gustafson

Chairman BRF Fållbänken