Boligselskabet Trollebo
Afd. 3401 Nøddehegnet

Dagsorden afdelingsbestyrelsesmøde
mandag den 05. November 2025 kl. 19.00
Fælleshuset 62 Nøddehegnet, 4700 Næstved.

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Deltagere fra bestyrelsen:

Per B. Johansen (PJ)
Vibeke Knudsen (VK)
Anne Karina Østergaard (AKØ)
Ann-Britt Nielsen (AN)
Per Bomand Larsen (PBL)

Afbud meddeles til undertegnede

Suppleanter:

Line Hansen (LH)
Pia Frederiksen (PF)

Øvrige deltagere:
Lene Hansen fra Boligorganisationen

Afbud fra:

Med venlig hilsen.
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Afdelingsformand.
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Tlf. 24400605

Nøddehegnet – Næstved, den 5. November. 2025

1 Godkendelse af dagsorden.

Mødet færdiggjort d.13 november 2025.
5.1 er tilføjet

The meeting completed on November 13, 2025.
5.1 has been added

2 Godkendelse af referat fra sidste bestyrelsesmøde.

Referatet er godkendt

The minutes has been approved.

3 Orientering og post gennemgang v/formanden.

3.1 Orientering og post v/formanden.

Formanden har holdt møde med Boligorganisationens formand angående sidste bestyrelsesmøde.
Der er opstået forvirring omkring "glas & kummeforsikring", da brevet beboerne har fået i postkassen antyder, at afdelingen har truffet beslutningen, hvilket ikke er korrekt. Boligorganisationens formand var ikke informeret om at dette brev var sendt ud til os og ventede selv på at modtage brevet før det skulle sendes ud til ALLE afdelinger.

Boligorganisationens formand har haft opfølgende møde med kundechefen om de punkter, der blev drøftet på sidste møde.

Voldgrav/render ved soklen må ikke fyldes med sten eller grus. De berørte bliver kontaktet af servicecenteret. Det kan skade fundamentet da fugten ikke kan komme væk. (reparation kan koste op til 30.000kr)

Der er fundet poser med stoffer og cigaretskodder i vaskeriet i nr.24. Dette SKAL stoppes omgående. Oplever man lignede, kontaktes formanden/bestyrelsen gerne med billeder som dokumentation.

Fælleshuse.
Nye aftaler gælder kun for den rengøring bestyrelsen bestiller.
Vaskerierne rengøres nu grundigere, bag maskinerne og i sæbeskufferne.
Beboerne skal stadigvæk ordne efter sig selv.

Det blev oplyst, at fælleshus nr.110 er i økonomisk underskud ved hver udlejning, da rengøringen har kostet det samme som i fælleshus nr.14. Den nye pris for rengøring af nr.110 er nu sat ned, men der ville stadigvæk være et lille underskud pr. udlejning.

Det blev besluttet, at vinduespudsning af fælleshusene nr. 14 og nr. 110 ville koste 1000kr for begge bygninger, både indvendigt og udvendigt. Vinduespudsning vil blive udført to gange om året, og bestyrelsen har godkendt denne aftale.

Udvidelse af overvågning

Overvågningen på parkeringspladserne 1, 2 og 3 er nu blevet udvidet. Den dækker nu både molokkerne, stierne omkring parkeringspladsen, hele parkeringspladsen samt ind og udkørslerne.
Vigtigt overvågningen har ikke kontakt til lejemålene.

3.1 Briefing and mail by the chairman.

The chairman has met with the chairman of the Housing Association regarding the last board meeting.
There has been confusion about "glass & basin insurance", as the letter the residents have received in the mailbox suggests that the department has made the decision, which is not correct. The chairman of the housing association was not informed that this letter had been sent to us and was waiting to receive the letter himself before it was sent to ALL departments.

The chairman of the housing association has had a follow-up meeting with the customer manager about the points discussed at the last meeting.

The moat/trenches at the base must not be filled with stones or gravel. Those affected will be contacted by the service center. This can damage the foundation as the moisture cannot escape. (repairs can cost up to 30,000 kr)

Bags of drugs and cigarettes have been found in the laundry room in no. 24. This MUST be stopped immediately. If you experience something similar, please contact the chairman/board with pictures as documentation.

Community houses.

New agreements only apply to the cleaning ordered by the board. The laundries are now cleaned more thoroughly, behind the machines and in the soap drawers. Residents must still clean up after themselves.

It was reported that community house no. 110 is in a financial deficit with each rental, as the cleaning has cost the same as in community house no. 14.
The new price for cleaning no. 110 has now been reduced, but there would still be a small deficit per rental.

It was decided that window cleaning of community houses no. 14 and no. 110 would cost 1000 kr for both buildings, both inside and outside. Window cleaning will be carried out twice a year, and the board has approved this agreement.

Expansion of surveillance

The surveillance of parking lots 1, 2 and 3 has now been expanded. It now covers the moles, the paths around the parking lot, the entire parking lot and the entrances and exits.
Important: the surveillance does not have contact with the leased properties.

3.2 Opsummering vedrørende rotte problemer i afdelingen

Rottebekæmper Rotter By Morten har opdaget, at nogle af køkkenerne har lukkede rør. Formanden forklarede, at dette var kendt, da rørende blev lukket under køkkenudskiftning i 2013. Servicecenteret var ikke informeret om dette, og derfor har de ikke kunne videregive informationen til Rotter By Morten og Motalin.
Vedr budget forhandlinger 2026, ville der blive oprettet en separat konto vedr rotte bekæmpelse, dette sker da det er ekstremt dyrt for afdelingen.

3.2 Summary regarding rat problems in the department

Rot exterminator Rotter By Morten has discovered that some of the kitchens have blocked pipes. The chairman explained that this was known when the pipes were blocked during the kitchen replacement in 2013. The service center was not informed about this, and therefore they could not pass on the information to Rotter By Morten and Motalin.
Regarding budget negotiations 2026, a separate account would be created for rat control, this is done because it is extremely expensive for the department.

4 Punkter til dagsorden fra bestyrelsesmedlemmer.

4.1 Boligorganisationen

Formanden for boligorganisationen deltager i bestyrelsesmøde (OB-formanden)

(Boligorganisationens formandens orientering)
Boligorganisationens formand erkendte, at der har været udfordringer i kommunikationen mellem beboerne og servicecenteret Syd-Bo.
Kommunikation
Boligorganisationens formand oplyser, at de er klar over, at kommunikationen ikke fungerer optimalt, og at servicecenteret oplever store udfordringer. Der er sket personaleændringer i servicecenteret: en driftsleder og en grønmand er stoppet, og der er ansat en ny driftskoordinator.
Formand Per gør opmærksom på, at bestyrelsen ikke får svar på deres mails, selv efter flere rykkere. Boligorganisationen-formanden forklarer, at Boligorganisationen først kan give svar, når de er bekendt med det konkrete problem.
Boligorganisationens formand understreger, at det er vigtigt at opretholde et godt samarbejde mellem afdelingens bestyrelse, Boligorganisationen og servicecenteret.
Beboere, der skriver til servicecenteret uden at få svar, anbefales af Boligorganisationens formand at benytte mail, så det kan dokumenteres, at henvendelsen er sendt.

Boligorganisationens formand oplyste at et bestyrelsesmedlem i Boligorganisationen er blevet oplyst om at der var kommet penge fra en fond, som var øremærket til nye arrangementer/udendørs arealer, men man opfodrede til at bruge dem op rottebekæmpelse.
Hvis puljen ikke anvendes, overføres de resterende midler til en fælleskonto for hele Domea.

Økonomi og beslutninger
Det oplyses, at måden kollektivrådet var brugt på ikke er lovligt, hvilket man ikke var klar over tidligere.

Der spørges til status for de nye bænke, og Boligorganisationens formand oplyser, at hun havde godkendt pengene fra fonden, det blev underskrevet inden sommerferien.

Økonomi og regnskab 2024:
Det blev bemærket, at regnskabet for 2024 viser minus, mens det udsendte regnskab til beboerne viser plus. Økonomiafdelingen i Tåstrup skal kontaktes for en forklaring.

Fælleshus
Et bestyrelsesmedlem gennemgik regnskabet for rengøring af fælleshuset og vaskerier med Boligorganisationens formand og påpegede, at der var betalinger foretaget for andre afdelinger. Boligorganisationens formand kunne bekræfte dette og vil undersøge sagen nærmere.
Boligorganisationens formand forklarede, at formanden i Figenparken selv bestiller rengøring til egne fælleshuse og kontrollerer arbejdet efterfølgende. Ligeledes håndterer Figenparkens formand udlejning af fælleshuset direkte, hvor interesserede kontakter formanden for at høre om ledighed. Betalinger overføres til formanden, som har en tilknyttet konto til fælleshuset, og står selv for udbetalingen af depositum.

Vedrørende MobilePay oplyste Boligorganisationens formanden, at det ikke er muligt at tilknytte MobilePay til afdelingens konto, ifølge oplysninger fra højere instanser. Hovedkontoret/finans har tidligere oplyst, at MobilePay kan benyttes på konti under domea.dk, men Boligorganisationens formand oplyste, at hun har fået besked om, at det ikke er tilladt. Afdelingsbestyrelsen har til trods for dette fået besked på at de godt kan få oprettet mobilepay.

Boligorganisationens formand anbefalede, at servicecenteret fremover giver en månedlig opdatering vedrørende fælleshuset, og hun bekræftede, at de vil stå indenfor denne aftale.

Boligorganisationens formand forklarede, at bestyrelsen bør have adgang til referater via Boligfy, men der er problemer med visning pga. Domea.dk's nye IT-system. Det anbefales at prøve en anden browser.

Bestyrelsen har anmodet om forretningsaftale og samarbejdsaftale, da de endnu ikke har modtaget dem. Boligorganisationens formand oplyste at de var klar d.4 Juni. Afdelingens bestyrelse spurgte indtil hvordan det kunne være de var klar i marts 2025.

Vedrørende glas- og kummeforsikring oplyste Boligorganisationens formand, at gældende lejekontrakter er dækket. Glas- og kummeforsikring gælder, hvis det fremgår af lejekontrakten for den enkelte afdeling. Forsikringen er sendt i EU-udbud, hvor minimum to tilbud kræves, og der er indhentet tre tilbud.

Drift og vedligehold:
Formanden viste Boligorganisationens formand billeder af volden efter græsslåning. Boligorganisationens formand forklarede, at da det er et eksternt firma, skal skader retableres for firmaets regning.

Det blev påpeget, at servicecenteret har haft udfordringer iforhold til GDPR-lovgivningen, idet en beboer har modtaget en mail med personoplysninger, herunder navne og adresser, fra servicecenteret.

Interne ventelister:
Loven vedrørende interne ventelister er ændret, så hver anden ledige interne lejebolig går til eksterne ansøgere. Bestyrelsen har fået oplyst at det koster 250kr at stå på intern venteliste.

4.1 Housing organization

The chairman of the housing organization participates in the board meeting (OB chairman)

(Housing organization chairman's briefing)
The chairman of the housing organization acknowledged that there have been challenges in communication between the residents and the Syd-Bo service center.
Communication
The chairman of the housing organization states that they are aware that communication is not working optimally and that the service center is experiencing major challenges. There have been personnel changes in the service center: an operations manager and a green man have left, and a new operations coordinator has been hired.
Chairman Per points out that the board does not receive a response to their emails, even after several reminders. The chairman of the housing organization explains that the housing organization can only provide an answer when they are familiar with the specific problem.
The chairman of the housing organization emphasizes that it is important to maintain good cooperation between the department's board, the housing organization and the service center.
Residents who write to the service center without receiving a response are recommended by the Housing Organization's chairman to use email so that it can be documented that the request has been sent.

The Housing Organization's chairman stated that a board member of the Housing Organization has been informed that money had come from a fund that was earmarked for new events/outdoor areas, but was encouraged to use it for rat control.

If the pool is not used, the remaining funds will be transferred to a joint account for the entire Domea.

Finance and decisions
It is stated that the way the collective council was used is not legal, which was not previously known.

The status of the new benches is asked, and the Housing Organization's chairman states that she had approved the money from the fund, it was signed before the summer holidays.

Finance and accounts 2024:
It was noted that the accounts for 2024 show a minus, while the accounts sent to the residents show a plus. The Finance Department in Tåstrup should be contacted for an explanation.

Community House
A board member reviewed the accounts for cleaning the community house and laundries with the Housing Association chairman and pointed out that payments had been made for other departments. The Housing Association chairman could confirm this and will investigate the matter further.
The Housing Association chairman explained that the chairman in Figenparken himself orders cleaning for his own community houses and checks the work afterwards. The Figenparken chairman also handles renting out the community house directly, where interested parties contact the chairman to inquire about availability. Payments are transferred to the chairman, who has an account linked to the community house and is responsible for paying the deposit himself.

Regarding MobilePay, the Housing Association chairman stated that it is not possible to link MobilePay to the department's account, according to information from higher authorities. The head office/finance has previously stated that MobilePay can be used on accounts under domea.dk, but the Housing Organization's chairman stated that she has been informed that this is not permitted. Despite this, the departmental board has been informed that they can set up mobilepay.

The Housing Organization's chairman recommended that the service center provide a monthly update regarding the community building in the future, and she confirmed that they will abide by this agreement.

The Housing Organization's chairman explained that the board should have access to minutes via Boligfy, but there are problems with viewing due to Domea.dk's new IT system. It is recommended to try a different browser.

The board has requested a business agreement and cooperation agreement, as they have not yet received them. The Housing Organization's chairman stated that they were ready on June 4. The departmental board asked how it could be that they were ready in March 2025.

Regarding glass and basin insurance, the Housing Organization's chairman stated that current leases are covered. Glass and basin insurance applies if it is stated in the rental contract for the individual department. The insurance has been sent out in an EU tender, where a minimum of two offers are required, and three offers have been obtained.

Operation and maintenance:
The chairman showed the chairman of the Housing Association pictures of the damage after mowing. The chairman of the Housing Association explained that since it is an external company, damage must be restored at the company's expense.

It was pointed out that the service center has had challenges in relation to GDPR legislation, as a resident has received an email with personal information, including names and addresses, from the service center.

Internal waiting lists:

The law regarding internal waiting lists has been changed so that every second vacant internal rental home goes to external applicants. The board has been informed that it costs 250 kr to be on the internal waiting list.

4.2 Service center Syd-Bo Kontrakter vedrørende Vinter Bekæmpelse

Renholdelse at hovedstien/trapper udbedring at skader på trappe som er offentlig.
Vedrørende renholdelse af hovedstien og trapper blev det bemærket, at skader på trappen ved Odensevej endnu ikke er udbedret. Der er endnu ikke modtaget tilbagemelding fra kommunen, hverken vedr, udbedring eller vinter bekæmpelse.

4.2 Service center Syd-Bo Contracts regarding Winter Control

Cleaning of the main path/stairs and repair of damage to stairs that are public.
Regarding the cleaning of the main path and stairs, it was noted that damage to the stairs at Odensevej has not yet been repaired. No feedback has yet been received from the municipality, either regarding repair or winter control.

4.3 Udsendelse af diverse dokumenter (Digitalt) PJ/PBL.

Bestyrelsen drøftede digital udsendelse af dokumenter via e-mail eller Boligfy. Ifølge Boligselskabet vedtægter skal dokumenter deles digitalt fremfor i postkassen såfremt man ikke er fritaget, hvilket sparer papir, farvepatroner og tid.
Bestyrelsen kan lovligt indhente beboernes e-mailadresser efter GDPR såfremt beboerne giver tilladelse og informere om, at tilladelsen til digital udsendelse kan trækkes tilbage til enhver tid. For beboere uden digital adgang sættes der en lukket kasse op ved nr. 62, hvor dokumenter kan afhentes.
Pt. er 89 beboere tilmeldt Boligfy. Bestyrelsen hjælper gerne med vejledning i brugen af systemet.

Line (LH) fra bestyrelsen kommer rundt til alle beboere for at bede om digital tilladelse, det er også muligt at sende en besked via Messenger eller mail (Line_15@live.dk) Husk navn, E-mail og hus nr. Senere ville i modtage et dokument som skal underskrives.

4.3 Sending various documents (Digital) PJ/PBL.

The board discussed digital sending of documents via email or Boligfy. According to the Housing Association's articles of association, documents must be shared digitally rather than in the mailbox unless exempted, which saves paper, ink cartridges and time.
The board can legally obtain the residents' email addresses according to GDPR if the residents give permission and inform that the permission for digital sending can be withdrawn at any time. For residents without digital access, a closed box is set up at no. 62, where documents can be picked up.
Currently, 89 residents are registered with Boligfy. The board is happy to help with guidance in using the system.

Line (LH) from the board will go around to all residents to ask for digital permission, it is also possible to send a message via Messenger or email (Line_15@live.dk) Remember name, email and house number. Later you will receive a document that must be signed.

5 Henvendelserne fra beboerne.

5.1 Ny aktivitet – krop & ansigtsyoga

En beboer har henvendt sig med forslag om at starte krop- og ansigtsyoga. Beboeren ønsker også at hjælpe med at få aktiviteten op at køre. Aktiviteten planlægges afholdt i nr. 24.

5.1 New activity – body & face yoga

A resident has approached us with a proposal to start body and face yoga. The resident also wants to help get the activity up and running. The activity is planned to be held in no. 24.

6 Aktiviteter / udvalg.

Alle klubber og aktiviteter er åbne for samtlige beboere. Bestyrelsen opfordrer til, at frivillige hjælper til med de forskellige klubber og aktiviteter.

Gåklub:
Gåklubben er aktiv, men der mangler en ansvarlig. Bestyrelsen vil støtte den person, der melder sig.

MGP-fest:
Der afholdes MGP-fest for børn lørdag d. 21. februar kl. 18 i nr. 14. Mere information følger.

Juletræsfest:
Juletræsfest afholdes søndag d. 14. december. Der planlægges muligvis besøg af en julemand, og der serveres lidt at spise og drikke. Mere information følger.

Netcafé:
Netcaféen genåbner torsdag d. 20. november kl. 19–22 og kører frem til d. 18. december. Det er hver torsdag.
Den starter igen efter jul og nytår; datoer offentliggøres senere.

Diverse klubber/aktiviteter:
Strikke-/hækleklub
Babyklub

Banko:
Første banko gik godt med flot fremmøde. Det var positivt at se både nye og gamle ansigter, vi håber på at der kommer flere næste gang så vi kan bibeholde aktiviteten.

Arbejdsweekender:
Bestyrelsen håber, at arbejdsweekender kan genoptages med hjælp fra beboerne. Planen er 2–3 gange om året, som tidligere erfaringer har vist sig at fungerer rigtig godt.
Er der nogle der har skruet hænderne godt på, må i meget gerne henvende jer til bestyrelsen da vi godt kan bruge hjælp til de forskellige opgaver.

BOLIGSELSKABET TROLLEBO

Fællesspisning:
Fællesspisning afholdes torsdag d. 12. december med julemad.

6 Activities/Committees.

All clubs and activities are open to all residents. The board encourages volunteers to help with the various clubs and activities.

Walking club:
The walking club is active, but a person in charge is missing. The board will support the person who signs up.

MGP party:
There will be an MGP party for children on Saturday, February 21st at 6 pm in No. 14. More information to follow.

Christmas tree party:
The Christmas tree party will be held on Sunday, December 14th. A visit from Santa Claus may be planned, and some food and drinks will be served. More information to follow.

Internet café:
The Internet café will reopen on Thursday, November 20th at 7 pm–10 pm and will run until December 18th. It is every Thursday.
It will start again after Christmas and New Year; dates will be announced later.

Various clubs/activities:
Knitting/crochet club
Baby club

Banko:
The first banko went well with a great turnout. It was positive to see both new and old faces, we hope that more will come next time so that we can maintain the activity.

Work weekends:
The board hopes that work weekends can be resumed with help from the residents. The plan is 2–3 times a year, which previous experiences have shown to work very well.
If there are any who have screwed up their hands, please contact the board as we could use help with the various tasks.

Community dinner:
Communal dinner will be held on Thursday, December 12th with Christmas food.

7 Regnskab.

Bestyrelsen ønsker at oprette et Dagrofa-kort for nemmere indkøb til fællesspisning, sommerfest m.m.

7 Accounting.

The board of directors wants to create a Dagrofa card for easier purchases for communal dining, summer parties, etc.

7.1 Udlejning fælleshuse 14-110 (økonomi)

I fælleshusene er der bogført 10.000 kr., men det skulle have været mellem 18.000 og 20.000kr.

De nye priser for fælleshusene træder først i kraft 1. januar 2026. Leje før denne dato følger de gamle priser.

7.1 Rental of communal houses 14-110 (economy)
In the communal houses, 10,000 DKK has been booked, but it should have been between 18,000 and 20,000 DKK.

The new prices for the communal houses will not come into effect until January 1, 2026. Rent before this date will follow the old prices.

8 Eventuelt.

Bestyrelsen planlægger juleafslutning i december med mad og drikke. Invitation sendes til de personer, der har hjulpet bestyrelsen med sommerfesten.

Der er oprettet en ny e-mailadresse *Bestyr-nh@noeddehegnet.com* til formanden. Denne skal I anvende fremover.

8 Optional.

The board is planning a Christmas party in December with food and drinks. Invitations will be sent to those who helped the board with the summer party.

A new email address Bestyr-nh@noeddehegnet.com has been created for the chairman. You should use this in the future.

Næste bestyrelsesmøde:

8.1 Onsdag den 3. December 2025 kl.19:00.

8.2 Bestyrelsens kontortid:
Bestyrelseskontortid i nr. 62 i forbindelse med bestyrelsesmøde kl. 18:30 – 19:00:

Next board meeting:

8.1 Wednesday, December 3, 2025 at 7:00 PM.

8.2 Board office hours:
Board office hours in room 62 in connection with the board meeting at 6:30 PM – 7:00 PM:

Nøddehegnet – Næstved, den 13. November. 2025