

# WHATSAPP CHAT EXPORT:

PERSONS: (1) GAIL BROAD, (2) D RUSSELL

## SOME OF THE KEY TAKE AWAYS

GAIL Broad told her cousin Keith about a client who was a tenant of a property in Camps Bay and had refurbished the house

GAIL Broad made the proposal in regard to Leirmans, and negotiated all f the terms

Keith & Inge Broad visited Hive Road to see the refurbishment for themselves

The WhatsApp chat clearly shows Keith knew and agreed to all of the terms of the deal, including that the purpose was to refurbish the property, then rent it ou and recover the investment and turn a profit over a long period of occupation

The are a number of WhatsApp messages discussing the works as they happened including messages relayed from and back to Keith about specific elements of the works. Something Wellem was giving him daily updates on

The WhatsApp messages also show Gail proposed and pushed the Hout Bay deal

They also show that the Schaffer's were getting at best R42000 per night in the "peak" period. Substantially different to the R15,000-R20,000+ they were charging after my illegal eviction while I was in Pollsmoor the first time

There are no mentions of any of the things I was subsequently alleged to have done

LINE  
NO.

## FULL TRANSCRIPT MESSAGE

[06/09/2021, 11:21:03] Gail: Messages and calls are end-to-end encrypted. No one outside of this chat, not even WhatsApp, can read or listen to them.

1 [06/09/2021, 11:21:03] Gail: This chat is with a business account.

2 [06/09/2021, 11:21:03] Darren de Rodez.: Hi Gail. This is my number 🙏❤️

3 [06/09/2021, 11:21:07] Gail: Thank you for contacting Rawson Camps Bay! Please let us know how we can help you.

4 [06/09/2021, 11:26:46] Darren de Rodez.: Trying to call 🙏

5 [06/09/2021, 11:36:47] Darren de Rodez.: image omitted

6 [06/09/2021, 11:37:12] Gail: 🤔🤔🤔🤔🤔🤔🤔🤔🤔🤔🤔🤔🤔🤔🤔🤔

7 [06/09/2021, 12:08:57] Darren de Rodez.: Gonna put the dogs in the garage with Mike. Can you give me a ten min warning

8 [06/09/2021, 12:13:20] Gail: I am herr alone

9 [06/09/2021, 12:13:44] Darren de Rodez.: Coming

10 [06/09/2021, 12:13:53] Gail: 🤔

11 [06/09/2021, 13:32:45] Darren de Rodez.: Lovely to see you lush lady 💖

12 [06/09/2021, 14:44:47] Gail: You too, they loved the house 🤔

13 [06/09/2021, 14:49:25] Darren de Rodez.: Awwww. Did they? 🤔

14 [06/09/2021, 14:50:08] Gail: I think you had something to do with it too 🤔

15 [06/09/2021, 14:51:03] Darren de Rodez.: SERIOUSLY?

16 [06/09/2021, 14:51:08] Darren de Rodez.: or was it them shoes

17	[06/09/2021, 14:52:03] Gail: Hmmmm, a bit of both, i reckon
18	[06/09/2021, 14:53:30] Darren de Rodez.: maybe it was the catheter,, us oldies stick together with our hip replacements, bifocals and colostomy bags
19	[06/09/2021, 14:54:15] Gail: You are too funny 🤔 🤔 🤔 Just love it
20	[06/09/2021, 22:10:10] Darren de Rodez.: You wanna hear funny. A lady complimented me today on my sexy voice and sexy calves. Confused I looked down. And low and behold I had a sexy calve. But just the one. It was my Cartier catheter bag that had slipped from position to the back of my leg giving me a wonderful calf in my spray on jeans 🤔🤔🤔🤔🤔🤔🤔🤔🤔
21	[07/09/2021, 16:29:17] Darren de Rodez.: Hola gorgeous. Just back and the pelvic jewelry is removed 🤔🤔🤔🤔🤔. And my sperm safely deposited so I can make babies after the operation 🙏🙏🙏
22	Question for you. What do you guys think a fair daily rate would be for December to February? And separately for the two week Christmas/ New Year period as I'm a Cape Town Christmas host virgin 🤔🤔
23	[07/09/2021, 16:30:52] Gail: Ah glad to hear all your goodies are in the right place 🤔
24	[07/09/2021, 16:34:39] Gail: Our high season is generally from 16 Dec to 5 Jan, based on the good seasons before. Then we had an influx again in February. Its going to be difficult to get what it should be, but i was guess, peak season R 30 - R 40k per night, then drop to R 20 - 30, thereafter... I may be completely wrong, but thats my gut feel.
25	[07/09/2021, 16:36:15] Darren de Rodez.: Well I might decide to transition. Might be easier to find a husband
26	[07/09/2021, 16:50:41] Darren de Rodez.: Thank you. I thought around that or a little less. Better to have constant let's maybe.
27	What do you think for the Clifton place
28	[07/09/2021, 16:51:35] Darren de Rodez.: image omitted
29	[07/09/2021, 16:51:36] Darren de Rodez.: image omitted
30	[07/09/2021, 16:51:36] Darren de Rodez.: image omitted
31	[07/09/2021, 17:02:51] Gail: Ooo, that looks fabulous!!
32	[07/09/2021, 17:04:35] Gail: At this point all reasonable options are considered... but at least its a marker of sorts.
33	[07/09/2021, 17:06:33] Gail: Re Clifton option, i was there yesterday and as much as it has a view to die for, its not, in my opinion, up to standard. Things are worn, lots of maintenance needed... I could show it to you...?
34	[07/09/2021, 17:06:59] Darren de Rodez.: Yes please
35	[07/09/2021, 17:07:21] Darren de Rodez.: What do you mean you were there tiday. Confused mam. That's not hard lol
36	[07/09/2021, 17:07:38] Darren de Rodez.: Exactly 🙏🙏🙏
37	[07/09/2021, 17:07:41] Gail: It may just be a challenge for you, hut right now much more suited to our 'members of the darker persuasion' 🤔
38	[07/09/2021, 17:08:08] Gail: Yesterday...
39	[07/09/2021, 17:08:54] Darren de Rodez.: Is it on your books ?
40	[07/09/2021, 17:09:07] Darren de Rodez.: No 52?
41	[07/09/2021, 17:11:40] Gail: No, we don't have it listed, it belongs to someone I know
42	[07/09/2021, 17:14:25] Darren de Rodez.: Ahhhh. What's she like? I have to admit I fell in love with it. 😊😊 For me personally I mean. I've always lived Clifton and as incredible as hove heaven is something on the beach and smaller has a big appeal.
43	[07/09/2021, 17:15:19] Gail: I think we have different houses in mind.. 🤔
44	[07/09/2021, 17:15:35] Gail: I'll send you some pictures later
45	[07/09/2021, 17:16:14] Darren de Rodez.: I'm talking about no.52 Clifton fourth beach
46	[07/09/2021, 17:16:47] Gail: What kind of rental are you looking to pay?

47	[07/09/2021, 17:17:11] Darren de Rodez.: image omitted
48	[07/09/2021, 17:17:23] Gail: Are you sure it was me you spoke to about that one? 🤔🤔
49	[07/09/2021, 17:17:27] Darren de Rodez.: 60-120k
50	[07/09/2021, 17:17:57] Darren de Rodez.: I mentioned to Jen.
51	[07/09/2021, 17:18:00] Gail: Not the one I was referring to
52	[07/09/2021, 17:18:06] Darren de Rodez.: Which one are you talking about lol
53	[07/09/2021, 17:18:13] Gail: Ah!!
54	[07/09/2021, 17:18:37] Gail: Clifton, Nettleton Road
55	[07/09/2021, 17:18:55] Darren de Rodez.: Oh my. Aren't they like a trillion rand
56	[07/09/2021, 17:19:21] Darren de Rodez.: Id definitely be interested in renting some long term to add to the portfolio
57	[07/09/2021, 17:19:29] Gail: As i said, amazing view, but very tired inside
58	[07/09/2021, 17:20:03] Darren de Rodez.: I can add some Dazzle sparkle 💎
59	[07/09/2021, 18:34:46] Gail: They do do short term, so it will be allowed, maybe we can set up a meeting?
60	[07/09/2021, 18:39:57] Darren de Rodez.: I'm looking to rent long term
61	[07/09/2021, 18:41:20] Gail: No, i mean, they will be happy to allow you to rent long term and then you do short term
62	[07/09/2021, 18:41:46] Darren de Rodez.: Oh sorry. Oh my I'm being dumb today
63	[07/09/2021, 18:58:17] Darren de Rodez.: I'm very curious to see the pics now
64	[07/09/2021, 18:59:21] Darren de Rodez.: Ps. How much does your son charge to photograph a house. I'd like to get him in here when he's free as his photos sh@t on the others we have had done
65	[07/09/2021, 19:00:20] Gail: I will send you his number. 😊
66	[07/09/2021, 19:01:54] Gail: <a href="https://www.viewfinderphotography.co.za/">https://www.viewfinderphotography.co.za/</a>
67	[07/09/2021, 19:02:35] Gail: This is his property website. The opening pic is the house in Nettleton
68	[07/09/2021, 19:03:49] Gail: <a href="https://mathewwanniekerkphotography.com/">https://mathewwanniekerkphotography.com/</a>
69	[07/09/2021, 19:04:04] Gail: This is his portfolio
70	[07/09/2021, 19:06:40] Gail: 06Nettleton-02.jpg document omitted
71	[07/09/2021, 19:06:40] Gail: 06Nettleton-22.jpg document omitted
72	[07/09/2021, 19:06:41] Gail: 06Nettleton-28.jpg document omitted
73	[07/09/2021, 19:06:42] Gail: 06Nettleton-06.jpg document omitted
74	[07/09/2021, 19:06:42] Gail: 06Nettleton-32.jpg document omitted
75	[07/09/2021, 19:11:22] Gail: Mathew +27 76 615 4163
76	[07/09/2021, 19:18:27] Darren de Rodez.: You deleted this message.
77	[07/09/2021, 19:18:45] Darren de Rodez.: Erm.... Wow wow wow. Im not just saying this because of the family connection but his work is stunning. It has such depth and soul but its still manages to be so clan and crisp
78	[07/09/2021, 19:18:56] Darren de Rodez.: what awful views lol
79	[07/09/2021, 19:19:08] Darren de Rodez.: How mcuh do you think they would let it for for a very long term rental
80	[07/09/2021, 19:19:30] Darren de Rodez.: ive finished this place and need a project 🤔
81	[07/09/2021, 19:20:27] Gail: I will speak with the owner tomorrow, 🤔
82	[07/09/2021, 19:28:32] Darren de Rodez.: Perfect. Thank you 🙏. How many beds is the house
83	[07/09/2021, 19:28:55] Gail: 4 beds
84	[07/09/2021, 19:30:14] Gail: Jacuzzi, sauna, but it is split into 3 levels, but have a look and see
85	[07/09/2021, 19:34:05] Darren de Rodez.: Perfect. I'm a sauna addict.
86	The normal kind. Not the San Francisco towels optional kind 🤔

87	[07/09/2021, 19:49:00] Gail: You are too funny. Love it 😊 😊
88	[07/09/2021, 21:56:07] Darren de Rodez.: Have an awesome night 🍷
89	[08/09/2021, 13:34:33] Gail: Hello Gorgeous!
90	[08/09/2021, 13:34:52] Gail: I have an enquiry for you... ✨
91	[08/09/2021, 13:35:48] Gail: 17 - 26 Feb, what us your going rate for this time
92	[08/09/2021, 13:43:44] Darren de Rodez.: Helloooooo sassy sexy sultry chic
93	[08/09/2021, 13:45:08] Darren de Rodez.: Hmmmm.... id say 25-30 🍷
94	[08/09/2021, 13:45:56] Darren de Rodez.: dont forget my little boudoir in clifton ;)
95	[08/09/2021, 18:06:12] Gail: Hi there, I spoke to owner, he has a booking for February, but available again from May. Could you work with that, if indeed suitable?
96	[08/09/2021, 18:06:40] Darren de Rodez.: For nettleton?
97	[08/09/2021, 18:06:52] Gail: Yes
98	[08/09/2021, 18:07:01] Darren de Rodez.: Do you mean rent from now then take a break ?
99	[08/09/2021, 18:07:29] Gail: i don't know, its up to you
100	[08/09/2021, 18:08:17] Darren de Rodez.: I'm fine with that. Or could just do full tenancy from now and they keep the money from that let. Much simpler
101	[08/09/2021, 19:21:24] Darren de Rodez.: ive changed the prices right from January to March. Airbnb = 30,000 and Bookings.com = 40,000
102	[08/09/2021, 19:41:46] Darren de Rodez.: dont forget to send me the pics of the house and the link for the other one pls
103	[08/09/2021, 19:42:39] Gail: just busy with something, will send shortly
104	[08/09/2021, 19:50:25] Darren de Rodez.: No rush.
105	[08/09/2021, 19:50:48] Darren de Rodez.: "Busy with opening another bottle of wine" 🍷 🍷 🍷
106	[08/09/2021, 20:07:18] Gail: Your email kind sir 😊
107	[08/09/2021, 20:08:58] Darren de Rodez.: Oopsey.
108	
109	Bigschlong@hoveheaven.co.za
110	
111	
112	Or just darren@ is fine too
113	[08/09/2021, 20:54:33] Gail: 😊 😊
114	[08/09/2021, 20:59:16] Gail: Could find some old emails from 2013, but have sent
115	[08/09/2021, 21:07:49] Gail: sent you a link from another agency, but he now has a Jacuzzi, sauna,
116	[08/09/2021, 21:29:19] Gail: Sent you loads, even something personal... 🍷
117	[08/09/2021, 21:29:28] Darren de Rodez.: Hola.
118	[08/09/2021, 21:30:01] Gail: You got them?
119	[08/09/2021, 21:35:58] Gail: <a href="https://www.dropbox.com/s/qb7oh7ejj02p206/Cosmo.jpg?dl=0">https://www.dropbox.com/s/qb7oh7ejj02p206/Cosmo.jpg?dl=0</a>
120	[08/09/2021, 21:36:16] Darren de Rodez.: yes, but i cnat seem to open them
121	[08/09/2021, 21:36:34] Darren de Rodez.: oh wow....
122	[08/09/2021, 21:36:42] Darren de Rodez.: when is that from
123	[08/09/2021, 21:36:54] Gail: Back in the day... 🍷
124	[08/09/2021, 21:37:14] Darren de Rodez.: Its a stunning picture and the lady it it is even more stunning
125	[08/09/2021, 21:37:33] Darren de Rodez.: whose tat actress with the very gravely voice
126	[08/09/2021, 21:38:05] Gail: <a href="https://www.dropbox.com/s/2gu3kar43nvmw1g/scan%201.jpeg?dl=0">https://www.dropbox.com/s/2gu3kar43nvmw1g/scan%201.jpeg?dl=0</a>
127	[08/09/2021, 21:38:55] Gail: 80's
128	[08/09/2021, 21:39:30] Gail: <a href="https://www.dropbox.com/s/ddbdn4n96q2a18c/scan%2011.jpeg?dl=0">https://www.dropbox.com/s/ddbdn4n96q2a18c/scan%2011.jpeg?dl=0</a>

129	[08/09/2021, 21:39:37] Darren de Rodez.: Oh wow
130	[08/09/2021, 21:39:46] Darren de Rodez.: debbie harry but way hotter
131	[08/09/2021, 21:40:34] Darren de Rodez.: that gonna bug me now who the actress is,, she had thos very deep voice. You look like here
132	[08/09/2021, 21:40:37] Darren de Rodez.: and also .....
133	[08/09/2021, 21:40:40] Darren de Rodez.: image omitted
134	[08/09/2021, 21:40:51] Darren de Rodez.: if i were straight i would ...
135	[08/09/2021, 21:42:43] Gail: it used to be said I looked like Cybil Shepard??
136	[08/09/2021, 21:43:17] Gail: And if my aunt was my uncle..... 🤔
137	[08/09/2021, 21:44:11] Gail: <a href="https://www.dropbox.com/s/4356vt1anp0vlmk/scan%207.jpeg?dl=0">https://www.dropbox.com/s/4356vt1anp0vlmk/scan%207.jpeg?dl=0</a>
138	[08/09/2021, 21:44:27] Gail: Thought you would like this one 🤔🤔
139	[08/09/2021, 21:45:05] Gail: <a href="https://www.dropbox.com/s/qyo95akvo9mm3oh/scan%2028.jpeg?dl=0">https://www.dropbox.com/s/qyo95akvo9mm3oh/scan%2028.jpeg?dl=0</a>
140	[08/09/2021, 21:45:18] Gail: Lake Como 🖱
141	[08/09/2021, 21:46:43] Gail: For Armani with Porsche... Milan 1986
142	[08/09/2021, 21:46:50] Darren de Rodez.: Yes!!!!!! Moonlighting
143	[08/09/2021, 21:46:53] Gail: <a href="https://www.dropbox.com/s/yzac5d6vyo1wqbr/scan%206.jpeg?dl=0">https://www.dropbox.com/s/yzac5d6vyo1wqbr/scan%206.jpeg?dl=0</a>
144	[08/09/2021, 21:47:20] Darren de Rodez.: ooooo.. mmm... gggg
145	[08/09/2021, 21:47:36] Darren de Rodez.: Get you.. thats epic.., you need these enlarged and hung
146	[08/09/2021, 21:48:03] Gail: You can do that for me 🤔
147	[08/09/2021, 21:48:22] Darren de Rodez.: and a young Kathleen Turner
148	[08/09/2021, 21:48:36] Darren de Rodez.: I might just have to
149	[08/09/2021, 21:48:45] Darren de Rodez.: You should not be hiding these mam
150	[08/09/2021, 21:49:25] Gail: I used to, but now that i am older, I would like to do something with these pics
151	[08/09/2021, 21:51:15] Gail: Thats how I got to travel back then. Was in Europe for 4 years.
152	[08/09/2021, 21:52:39] Gail: Munich was my base, hence why i still speak German... I speak with Jenny all the time to keep it up.
153	[08/09/2021, 21:53:17] Gail: Can you not open my Dropbox?
154	[08/09/2021, 21:56:43] Darren de Rodez.: Yes, i was having issues with the pics attached to the emails. but the drop box links work
155	[08/09/2021, 21:57:00] Darren de Rodez.: thats very sexual in a chic way
156	[08/09/2021, 21:57:44] Gail: Can you see Blink Villa?
157	[08/09/2021, 21:59:19] Darren de Rodez.: I used to be good at German n school but lost that years ago. My nana's parents were from from Germany and she spoke it fluently .. although she didn't like to as she lost most of her family in the holocaust so had mixed emotions abut the language
158	[08/09/2021, 21:59:29] Gail: Just sent you another...
159	[08/09/2021, 21:59:39] Darren de Rodez.: Just looking now. you side tracked me sending me pics of hot chics
160	[08/09/2021, 22:00:14] Gail: Correction... 1 hot chick 🤔
161	[08/09/2021, 22:05:00] Darren de Rodez.: Lol.. in multiple guises
162	[08/09/2021, 22:05:38] Darren de Rodez.: Im defo gonna do something special with these .. brain is already ticking ,, and i dont mean matcing mugs
163	[08/09/2021, 22:06:41] Gail: Aww, knew I had the right person with your creative juices.
164	[08/09/2021, 22:07:10] Gail: BTW, please keep this between us....
165	[08/09/2021, 22:13:02] Darren de Rodez.: Of course,,
166	[08/09/2021, 22:13:42] Gail: Your thoughts on the properties?

167	[08/09/2021, 22:13:44] Darren de Rodez.: im afraid they flow whether i want them to or not. Hence the search for new projects all the time.. otherwise i may spontaneously combust
168	[08/09/2021, 22:13:50] Darren de Rodez.: Love them
169	[08/09/2021, 22:14:29] Darren de Rodez.: Clifton needs a lot of work (i know the pics are old). Its like so many nice propwrtes in Cape Town,, zero thought or depth. But location and view 🤔🤔🤔🤔
170	[08/09/2021, 22:14:41] Darren de Rodez.: Its lovely,, what rent are we talking about
171	[08/09/2021, 22:15:48] Darren de Rodez.: image omitted
172	[08/09/2021, 22:16:41] Darren de Rodez.: I love the way its done.. unless your son has worked his photography magic and ists actally a shit hole ;)
173	[08/09/2021, 22:16:41] Gail: Have you considered maybe buying a property?? I am only asking because if you can afford a high rental, then maybe buying a place of your own, turning it into a palace, could be worth something??
174	[08/09/2021, 22:17:13] Darren de Rodez.: I might do when i get residency. Prior to that banks ask 50-70% deposits.
175	[08/09/2021, 22:17:29] Gail: No, its definitely not... she worked really hard to create all that
176	[08/09/2021, 22:17:50] Darren de Rodez.: its quite a tax efficient way to hold money (ie long lease with short lets). But ideally buying would be nice once i get residency.
177	[08/09/2021, 22:18:20] Gail: Not anymore, its 10% if not no deposit
178	[08/09/2021, 22:18:58] Gail: understood
179	[08/09/2021, 22:19:02] Darren de Rodez.: she has beautiful taste. Understated, classy but very chilled vibe. Understated luxury is understatedly underestimatedly hard to achieve 🤔🤔 and
180	[08/09/2021, 22:19:15] Darren de Rodez.: even for a dirty forgeigner?
181	[08/09/2021, 22:19:51] Gail: To many 'uns' there.. confused 🤔🤔
182	[08/09/2021, 22:20:16] Darren de Rodez.: Just playing with words. It's beautiful
183	[08/09/2021, 22:20:23] Darren de Rodez.: And it's for long lease
184	[08/09/2021, 22:20:24] Gail: You need to find a SA partner..
185	[08/09/2021, 22:20:42] Darren de Rodez.: Lol. Hell yes
186	[08/09/2021, 22:20:56] Darren de Rodez.: Changing Tatum but with an SA passport
187	[08/09/2021, 22:20:58] Gail: It can be, its a friend of mine, so I can only ask
188	[08/09/2021, 22:21:20] Darren de Rodez.: It would fit very well into the portfolio
189	[08/09/2021, 22:21:34] Gail: That's what I thought
190	[08/09/2021, 22:22:07] Gail: And 'Breathe' p
191	[08/09/2021, 22:22:10] Gail: ?
192	[08/09/2021, 22:24:48] Darren de Rodez.: I want to create "La Collection Prestige". A portfolio of properties (a nice mix ie houses and apartments, different areas eg Clifton. Camps, Bantry , city centre) and different in styles but with one overriding factor hat applies to them all. Quality, luxury, style,, and unique
193	
194	So that way a guest or potential, guest knows tha whatever the area of size etc itll be aesthetically beautiful ad have the facilities, bells , whistles for a perfect stay
195	[08/09/2021, 22:27:21] Darren de Rodez.: The links have broken ,, im not sure how, can you re send breath and blink?
196	[08/09/2021, 22:31:05] Darren de Rodez.: image omitted
197	[08/09/2021, 22:31:57] Gail: yes, its Breathe
198	[08/09/2021, 22:32:22] Darren de Rodez.: does nettleton have a poo btw?
199	[08/09/2021, 22:32:35] Gail: Mat's pics right when he first started..
200	[08/09/2021, 22:32:37] Darren de Rodez.: Its very beautiful ,, and calming
201	[08/09/2021, 22:32:48] Gail: A poo 🐾 ?

202	[08/09/2021, 22:32:57] Darren de Rodez.: Its the other one it wont let me download
203	[08/09/2021, 22:33:02] Darren de Rodez.: LOL. Pool
204	[08/09/2021, 22:33:36] Gail: Yes, it actually goes 'through' the house
205	[08/09/2021, 22:37:53] Darren de Rodez.: ooo. me likey feature
206	[08/09/2021, 22:40:05] Gail: it's gorgeous, as i said, this is where i accommodated Idris for 3 months when he was filling Dark Tower. He was so upset that he couldn't stay there when he was here recently
207	[08/09/2021, 22:41:23] Darren de Rodez.: And he's a fussy cow too
208	[08/09/2021, 22:41:37] Darren de Rodez.: Exciting 🥰
209	[08/09/2021, 22:44:15] Gail: image omitted
210	[08/09/2021, 22:44:19] Darren de Rodez.: the only one i cnat download is blink as the link t blink is blinkin on the blink
211	[08/09/2021, 22:44:40] Darren de Rodez.: My popular culture is very lacking ,, who he
212	[08/09/2021, 22:46:32] Gail: image omitted
213	[08/09/2021, 22:46:55] Gail: Omari Hardwick
214	[08/09/2021, 22:48:14] Gail: 'Ghost' from the series Power. Gorgeous man.
215	[08/09/2021, 22:50:55] Gail: Had him and his family at my house for a 'braai'. I used to work in the film industry, so we get all the calls for accommodation from them.
216	[08/09/2021, 22:58:24] Darren de Rodez.: Oh yes !!!
217	[08/09/2021, 22:58:53] Darren de Rodez.: That's so cool. And so nice when they turn out to be nice
218	[08/09/2021, 22:59:08] Darren de Rodez.: So you have channing on speed dial
219	[08/09/2021, 23:05:03] Gail: Nope... maybe Matthew Mc Conaughey.. Met him with Idris 🤔
220	[08/09/2021, 23:06:51] Gail: image omitted
221	[08/09/2021, 23:08:43] Gail: Lordie, its late, i'll leave you be. Thank you for the awesome banter. Got to know you so much more or should I say, you got to know me 😊🤔❤️
222	[08/09/2021, 23:09:09] Darren de Rodez.: Handsome bunch. Your son is huuuoge
223	[08/09/2021, 23:09:37] Darren de Rodez.: I'm waiting for the Victoria Secrets stylee pics 🤩🤩
224	[08/09/2021, 23:10:01] Darren de Rodez.: But defo have to bring these beauties back to life 🥰🤔❤️
225	[08/09/2021, 23:10:05] Gail: Nah, too short for that,
226	[08/09/2021, 23:10:16] Darren de Rodez.: Felix mallard pls
227	[08/09/2021, 23:10:28] Darren de Rodez.: Just shoot lying down
228	[08/09/2021, 23:11:08] Gail: I did, there are pics there in the file i sent you 🤔
229	[08/09/2021, 23:13:16] Gail: One last thing, used to frequent the Hippdrome and Stringfellows a lot at that time... met a lot if the eighties mussos. I'll tell you all about it when we have dinner ❤️
230	[08/09/2021, 23:13:59] Gail: Nightie Night special man. ❤️❤️❤️❤️
231	[08/09/2021, 23:14:49] Gail: Please send a big hug and kiss to sweet Michael for me 🤔
232	[08/09/2021, 23:15:11] Darren de Rodez.: Ooooo. Yes pls. Sounds like weve both had interesting pasts. Get my sperm test results tomorrow and hoping all that partying didn't kill them 🤔🤔
233	[08/09/2021, 23:15:31] Darren de Rodez.: Gnight gorgeous sassy lady 🤔🤔❤️👉
234	[08/09/2021, 23:16:38] Gail: This is all our secret, and hopefully the start of a beautiful friendship 🤔❤️
235	[08/09/2021, 23:17:47] Darren de Rodez.: I'm very good at secrets. Yes I very much hope so. We can compare pictures before we started our battles with gravity. But either way we are still darn hot ✨👉👉👉👉👉👉
236	[08/09/2021, 23:18:38] Gail: That's why i really really like you 🤔🤔❤️
237	[08/09/2021, 23:27:57] Darren de Rodez.: Je ne sais quoi... some people have an extra special ingredient I think

238	[08/09/2021, 23:30:10] Darren de Rodez.: when you have a moment tomorrow if yo can resend Blink pls
239	[08/09/2021, 23:32:57] Gail: Done 😊
240	[08/09/2021, 23:33:15] Gail: Let me know if you can see it
241	[08/09/2021, 23:42:37] Darren de Rodez.: That worked. It has potential for sure.
242	[09/09/2021, 16:25:07] Gail: audio omitted
243	[09/09/2021, 16:54:50] Darren de Rodez.: Hey hey. Just at the lawns. Will respond when home in a moment 🙏👉❤️👀
244	[09/09/2021, 22:15:40] Darren de Rodez.: Hey gorgeous. Only just getting back now. Sowwy. Erm. That's not a bad offer. Would they like to view
245	[09/09/2021, 22:41:44] Darren de Rodez.: dont forget little ole me and those 3 properties 🙏
246	[10/09/2021, 13:05:01] Gail: Oh hell, Nettleton only wants to do max 6 months 🤦 Dam, i really thought he would go for it 🤔
247	[10/09/2021, 13:05:18] Gail: But we move into the next option 🤔
248	[10/09/2021, 13:06:51] Gail: Would you be happy with the December offer?
249	[10/09/2021, 13:07:18] Gail: Oh.... Hello and happy Friday 🌸🌸
250	[10/09/2021, 14:02:11] Gail: Missed voice call
251	[10/09/2021, 14:07:45] Darren de Rodez.: Helloooooooooo
252	[10/09/2021, 14:07:59] Darren de Rodez.: Just in a meeting. Shall be done shortly 🤔🤔🤔
253	[10/09/2021, 14:08:45] Gail: Great, call me after, also need to chat about that lovely couple 🤔
254	[10/09/2021, 14:30:11] Darren de Rodez.: I've told you so many times. I'm not hosting a swingers party. The last one the keys scratched the bell outa my Ming punch bowl 😏😏😏😏
255	[10/09/2021, 14:44:14] Gail: 😏😏😏
256	[10/09/2021, 15:08:53] Gail: Sorry to bug you again, but these people are super keen to book.... we can then fill in pre December and post Jan with the British couple, estimating another R180 000
257	[10/09/2021, 15:11:47] Darren de Rodez.: If you call me when you're free. And get me up to speed on all the things. This and last week has been so many hospital appointments, doctors , blood tests etc and now they've cancelled my surgery on Monday so my old brain is losing info like a huge leak
258	[10/09/2021, 15:23:39] Darren de Rodez.: Just remind me. The short term guest is 27 Dec to 6 Jan and at R200k?
259	I'll go sit at my desk with my quill and scribble some figures but I think I can make that work
260	[10/09/2021, 15:23:56] Darren de Rodez.: But the one absolute is theyd have to pay now
261	[10/09/2021, 15:24:50] Darren de Rodez.: I know there was one temporary hold on some dates within that so I'm just checking that
262	[10/09/2021, 15:25:24] Gail: yes
263	[10/09/2021, 15:25:31] Gail: yes
264	[10/09/2021, 15:25:43] Gail: 🙏
265	[10/09/2021, 15:31:19] Darren de Rodez.: Okey dokey. . If you promise to make poppers and el mexicano dinner for us all then we have a deal mam
266	[10/09/2021, 15:31:30] Darren de Rodez.: Better a bird in the hand than two in my bush
267	[10/09/2021, 15:32:06] Darren de Rodez.: and payment now means i can add to the war chest to secure additional properties.. or by more shoes 🤔
268	[10/09/2021, 15:32:51] Gail: Wunderbar... all done 🙏
269	[10/09/2021, 15:34:30] Darren de Rodez.: Encantado de hacer negocios contigo, señorita caliente
270	[10/09/2021, 15:34:56] Gail: Show off!!!
271	[10/09/2021, 15:35:58] Gail: ok, we work as follows.... 50% gets paid on booking and then 50% 30 days prior to arrival. You good with that?



272	[10/09/2021, 15:37:05] Gail: What are your Covid protocols.... most places give a voucher should the booking be cancelled due to Covid
273	[10/09/2021, 15:38:42] Darren de Rodez.: Cancellation by the guests
274	Where it becomes impossible for all or some of the guests to travel to South Africa or to Cape Town from South Africa the guests shall have the right to cancel the agreement and receive a full refund
275	Where the country of origin of all or some guests introduces a system of non home quarantine and the guests decide that makes the holiday impracticable the guests shall have the right to cancel the agreement and receive a full refund
276	Should an event, considered to be extremely serious in nature, such as but not limited to a new Pandemic or virulent strain of Covid19 which the vaccine proves ineffective against the guests shall have the right to cancel the agreement and receive a full refund
277	If the guests simply change their mind no refund is due. However, should the guests change their mind for whatever reason that falls outside of the above Hove Heaven commit to keeping the property marketing live although not proactive and if from any back up enquires or enquires that follow any cancellation Hove Heaven are able to replace the guests with a new booking then Hove Heaven will as a courtesy refund the sums paid. Less 25% for cancellations at any time prior to 2 weeks before arrival and 50% for any cancelations less than two weeks before arrival. If the repayment booking value is considerably in excess of that agreed with the guests then there would be no retentions
278	
279	
280	
281	Cancellation by the hosts
282	If for whatever reason the host needs to cancel, they must inform the guests immediately and in writing
283	In such circumstances the host will immediately refund the full sums paid and pay a penalty equivalent to 10% of the sum agreed if cancellation is 2 or more months away, 20% if cancellation is 1 or more months away and 30% if cancellation is less than 2 weeks from the arrival date
284	Should the host cancel they will make their best endeavors to find a suitable replacement
285	[10/09/2021, 15:38:49] Darren de Rodez.: thats from our standard agreement
286	[10/09/2021, 15:39:16] Darren de Rodez.: so if there is a new pandemic or if there is an event that makes it impossibele to even travel here then they can cancel
287	[10/09/2021, 15:39:45] Darren de Rodez.: but if one gets covid or one of the group decides they dont want to travel just becuase they may get sneezed on then that doesnt give them the right to cancel
288	[10/09/2021, 15:40:07] Darren de Rodez.: there is no way the SA govt will have strict restrictions over Xmas
289	[10/09/2021, 15:40:22] Gail: 🙏 just making sure
290	[10/09/2021, 15:40:59] Gail: Happy with 50% now and 50% 27 November?
291	[10/09/2021, 15:43:38] Darren de Rodez.: the one requirement if any guest wants me to remove the best dates from the year is full payment now., thats literally my only stipulation. If that was a genuine deal breaker id think about it but to e if a date crosses Xmas day or NYE its too precious to risk and so it should be full payment. Id only consider the place let and take down the adverts once we got to full payment. so i think thats a reasonable position and should at least be the starting point
292	[10/09/2021, 15:48:33] Gail: Cool
293	[10/09/2021, 16:58:01] Darren de Rodez.: image omitted
294	[10/09/2021, 16:59:22] Gail: totally
295	[10/09/2021, 16:59:52] Gail: image omitted
296	[10/09/2021, 17:00:07] Gail: This is my precious!!

297	[10/09/2021, 17:06:36] Darren de Rodez.: Omg. Adooooooooorable 😍😍😍😍😍😍😍😍
298	[10/09/2021, 21:16:38] Gail: Ok, sweet man, can you please give a bed breakdown?
299	[10/09/2021, 21:17:17] Gail: i.e size of beds in each room
300	[10/09/2021, 21:21:32] Darren de Rodez.: Yas queen
301	[10/09/2021, 21:21:35] Darren de Rodez.: gimme 10
302	[10/09/2021, 21:30:27] Darren de Rodez.: BEDROOMS & BATHROOMS BREAKDOWN:
303	6 Large bedrooms and 6.5 bathrooms
304	"The master bedroom suite is almost an apartment by itself. An entirely private suite. Encompassing the entire top floor. Separate from the rest of the house with an incredible bathroom and large terrace. And a view that simply cant be beaten"
305	Bedroom 1 – Master Suite: Super King size bed, en-suite bathroom with large rain shower, dual vanity, air conditioning, private balcony, ocean view, Lion’s Head view, Twelve Apostles view, remote-controlled blackout blinds and double glazing.
306	Bedroom 2 – Sea Room: King size bed, double glazing, shared access to hallway bathroom with bedroom 3, stand alone rain shower & bathtub, adjacent guest WC and direct ocean views.
307	Bedroom 3 – Mountain Room: King size bed, shared access to hallway bathroom with bedroom 2, stand alone rain shower and bathtub, adjacent guest WC and amazing views of the Twelve Apostles.
308	Bedroom 4 – Garden Suite: Queen size bed, en-suite bathroom, brand new “secret” luxury kitchenette (Hidable) and direct garden access.
309	Bedroom 5 – Pool Room: King size bed, en-suite bathroom and direct pool access and views.
310	Bedroom 6 – Ocean Terrace Room: Double bed, en-suite bathroom and views through the garden to the ocean.
311	
312	NB: Where needed and where a stay is long enough any of the King Size beds can be swapped out for two single beds
313	[10/09/2021, 21:30:41] Darren de Rodez.: Thats from the particulars sheet 🙏
314	[10/09/2021, 21:31:34] Darren de Rodez.: If its for channing tatum,, then the answer is..... there is only one bed 🙏🙏🙏
315	[12/09/2021, 19:23:18] Gail: Hello my sweet man... so before Daddy speaks tonight, i wanted to ask you if you perhaps have a walk through video of your house? Or could you kindly make one. These people would like to 'view', so i want to accelerate the process with a video. Can you assist please?
316	[12/09/2021, 19:23:48] Gail: Sorry to bother on 'the day of rest' 🙏
317	[12/09/2021, 19:31:23] Darren de Rodez.: Whose daddy? When do you need the video by?
318	[12/09/2021, 19:32:22] Darren de Rodez.: video omitted
319	[12/09/2021, 19:32:24] Gail: As soon as can... 🙏
320	[12/09/2021, 19:32:31] Darren de Rodez.: How’s that ? 🙏
321	[12/09/2021, 19:34:24] Darren de Rodez.: <a href="https://photos.app.goo.gl/1CCkSmyuuxHrm1Xn9">https://photos.app.goo.gl/1CCkSmyuuxHrm1Xn9</a>
322	[12/09/2021, 19:36:05] Gail: Look at you.... actually didn't expect anything less 🙏🙏
323	[12/09/2021, 19:37:17] Darren de Rodez.: Mwah ha ha ..... 😍😍😍😍😍
324	[12/09/2021, 19:53:30] Darren de Rodez.: is this the people for decemberwe were dicussing
325	[12/09/2021, 19:55:10] Gail: Yes, we are out having dinner, sorry for the short answers 🙏🙏❤️
326	[12/09/2021, 20:04:59] Darren de Rodez.: No worries at all... enjoy 🙏🙏🙏🙏
327	[12/09/2021, 20:19:51] Gail: ❤️ 🙏 ❤️ 🙏
328	[13/09/2021, 13:09:16] Gail: audio omitted
329	[13/09/2021, 13:13:31] Darren de Rodez.: Okey dokey. So 27-6 and the name is Joy.
330	[13/09/2021, 13:13:45] Darren de Rodez.: 6pm tomorrow is no problem
331	[13/09/2021, 13:55:37] Gail: 🙏 Will confirm and get back to you 🙏

332	[13/09/2021, 14:44:19] Gail: Hey, on another note, how do you feel about Llandudno?
333	[13/09/2021, 14:46:31] Darren de Rodez.: image omitted
334	[13/09/2021, 14:47:19] Gail: I may have something for you to play with there...
335	[13/09/2021, 14:47:39] Darren de Rodez.: another sheep frmer? hed better be cute
336	[13/09/2021, 14:48:04] Gail: Close to the beach, but in dire need of a revamp
337	[13/09/2021, 14:48:56] Darren de Rodez.: okey cool. do you have piccies?
338	[13/09/2021, 14:55:40] Gail: VILLA A'BROAD.docx • 6 pages document omitted
339	[13/09/2021, 15:01:08] Gail: Actually belongs to my cousin... hence the name Villa A'BROAD... 😂😂😂😂😂😂
340	[13/09/2021, 15:01:58] Gail: Also comes with a resident house man, who knows everything about the property
341	[13/09/2021, 15:02:00] Darren de Rodez.: interesting, the house has potential for sure. although needs A LOTTA LOTTA WORK and lots of magic fairy dust 🙌
342	[13/09/2021, 15:02:11] Darren de Rodez.: Lol
343	[13/09/2021, 15:02:42] Darren de Rodez.: okye cool. so theyd be happy with a longlong let? as itll suck in a shit ton of money the first year to bring it up to HH standards xx
344	[13/09/2021, 15:06:34] Darren de Rodez.: What rent would they be looking at
345	And which road is jt
346	[13/09/2021, 15:14:38] Darren de Rodez.: Oooo, it has a sauna 😄😄😄
347	[13/09/2021, 15:41:55] Gail: Yes, and Jacuzzis and double garage and split on 3 levels.... you will have loads of fun here
348	[13/09/2021, 15:52:56] Darren de Rodez.: Fun? are you implying some kind of Hugh Hefner stylee set up or fun as in doing it up? 😊
349	[13/09/2021, 15:54:10] Darren de Rodez.: It will suck in a ton of money to do it up to HH standard but i think it would be worth it as a long term hold. The essentials like view, size, pool proximity to the beach are all there. But bearing in mind the investment it would need what rent would they be lookin at? 🙌
350	[13/09/2021, 15:54:20] Darren de Rodez.: thats good too
351	[13/09/2021, 16:41:26] Gail: Ok, they are keen to discuss... their December booking just cancelled, so could be available from 1 October? I offered them R 85 000 pm and they are happy with that... so do you want to view?
352	[13/09/2021, 16:41:45] Darren de Rodez.: Yas queen 🙌
353	[13/09/2021, 17:01:59] Darren de Rodez.: Based on what I've seen I'm pretty sure I'll take
354	[13/09/2021, 17:02:49] Darren de Rodez.: How do you find demand for Llandudno. So many tourists are obsessed with "camps bay" 😊😊. Ps. What road is it
355	[13/09/2021, 17:46:02] Gail: audio omitted
356	[13/09/2021, 17:47:40] Darren de Rodez.: I agree. I think Llandudno has a cache to it. It's secure and the beach is t used by many people.
357	[13/09/2021, 17:52:44] Darren de Rodez.: The other advantage is the house and area are more suited to families.. young groups wil want Caps Bay. and we target affluent families as a rule so that would be a good git
358	[13/09/2021, 17:57:19] Gail: exactamagactly!
359	[13/09/2021, 17:57:59] Darren de Rodez.: Hehe. Much better class of tourist
360	[13/09/2021, 17:58:32] Darren de Rodez.: When will you know re the viewing here so can hide all my BDSM gear 🙌🙌🙌
361	[13/09/2021, 17:59:52] Gail: wooo hooo!!! So it's now 4.00pm on Wednesday... good for you 🙌

362	[13/09/2021, 18:06:31] Gail: <a href="https://www.google.com/maps/place/16+Liermans+Rd,+Llandudno,+Cape+Town,+7806/@-34.0067747,18.344335,3a,75y,276.12h,90t/data=!3m6!1e1!3m4!1sxn8Nng2oV5DnEH-IN1TsSQ!2e0!7i13312!8i6656!4m5!3m4!1s0x1dcc68b0995258fd:0xf7f20b903db99bcf!8m2!3d-34.0067786!4d18.3441368">https://www.google.com/maps/place/16+Liermans+Rd,+Llandudno,+Cape+Town,+7806/@-34.0067747,18.344335,3a,75y,276.12h,90t/data=!3m6!1e1!3m4!1sxn8Nng2oV5DnEH-IN1TsSQ!2e0!7i13312!8i6656!4m5!3m4!1s0x1dcc68b0995258fd:0xf7f20b903db99bcf!8m2!3d-34.0067786!4d18.3441368</a>
363	[13/09/2021, 18:20:59] Gail: If you are free tomorrow, I can take you to have a look 🙏
364	[13/09/2021, 18:22:05] Darren de Rodez.: Yes please
365	[13/09/2021, 18:22:34] Gail: What time would suit you?
366	[13/09/2021, 18:24:00] Darren de Rodez.: Erm 3pm any good ?
367	[13/09/2021, 18:24:07] Darren de Rodez.: Penny needs a drive
368	[13/09/2021, 18:26:25] Gail: 🙏
369	[14/09/2021, 12:53:30] Darren de Rodez.: Hola chico. Are we all good for 3pm? >
370	[14/09/2021, 12:56:55] Gail: audio omitted
371	[14/09/2021, 12:59:54] Darren de Rodez.: It sounds like youre in jail. Do you need me to come bail you? I have Penny The Pocket Rocket... (faster than a speeding bullet) so ill drive there and Tania my PA will come along too.. 🤪🤪🤪🤪🤪
372	[14/09/2021, 13:03:22] Gail: audio omitted
373	[14/09/2021, 13:07:11] Darren de Rodez.: Coolio.. shall meet thee there at 3pm
374	[14/09/2021, 13:09:33] Gail: 🙏
375	[14/09/2021, 16:26:33] Darren de Rodez.: Thank you lovely lady. Youre a genius. Its a perfect fit. An owner who wants the stability of a long term rent and no voids and wnts to sell and a property we can do it, make gorgeous and then likely buy one day in the future. 😊😊😊😊😊
376	[14/09/2021, 16:27:45] Darren de Rodez.: It will suck in a lot of money. even the first cosmetic phase will suck in prob 200k and the over the next year an easy million. But the end result will be worth it 🤪🤪🤪🤪🤪🤪🤪🤪🤪🤪
377	[14/09/2021, 16:29:19] Darren de Rodez.: and i can have my saunas!!!
378	[14/09/2021, 16:29:55] Gail: Yes you can.... i am so excited for you 🙏❤️❤️
379	[14/09/2021, 16:30:40] Darren de Rodez.: let the transformation begin ✨ ✨ ✨ ✨ ✨ ✨ ✨
380	[14/09/2021, 16:30:53] Darren de Rodez.: Thank YOU so much missy matchmaker
381	[14/09/2021, 17:03:16] Darren de Rodez.: is the owner okey with such a quick move in?
382	[14/09/2021, 17:08:08] Gail: She is going to chat with her hubby, we just need to make everyone feel comfortable and secure, then its all systems go.
383	[14/09/2021, 17:11:43] Darren de Rodez.: Wonderbra.. well whilst i am biased anyone would be insane to say no
384	[14/09/2021, 18:05:00] Gail: You could call it Llandudno Lush...
385	[14/09/2021, 18:14:10] Darren de Rodez.: Oooooooo. I like it 🤪🤪🤪🤪🤪
386	[14/09/2021, 19:02:03] Gail: Ok, i have a meeting with Keith tomorrow to discuss the nitty gritty. In the meantime, I will need some info from you. I am going to send you something via email shortly. Soo exciting ✨
387	[14/09/2021, 19:02:25] Darren de Rodez.: Exciting !!!!!'
388	[14/09/2021, 19:03:07] Darren de Rodez.: Info ? Sure thing. 12". Cut. Anything else 🙏
389	[14/09/2021, 19:05:19] Gail: 🤪🤪🤪🤪
390	[14/09/2021, 20:21:01] Darren de Rodez.: Hopefully we'll have good news tomorrow. I'm at the hospital in the morning but on the mobile. I may take a detour on my way home to B&C 🤪🤪
391	[14/09/2021, 20:39:50] Gail: Hey, just a reminder of our viewing at 4.00pm tomorrow... you still good with that?
392	[14/09/2021, 20:41:09] Gail: You didn't really answer this...
393	[14/09/2021, 20:53:36] Darren de Rodez.: Yes. That's perfect

394	[14/09/2021, 21:39:26] Gail: Just sent you an email... I really want this to work, especially now that I know you and your amazing talent, i am so looking forward to doing this journey with you 🤝
395	[14/09/2021, 22:08:03] Darren de Rodez.: I'll take a looky. Hola hola. It genuinely is a perfect business model. It's a win win for everyone.
396	The owner gets their property rented at full market rent for as many years as they want it on the market with not one days void or constant letting fees and constant unknown quantities.
397	Plus they get hundreds of thousands pumped into their property. And a prospective buyer.
398	
399	We get a beautiful property with huge potential and one which with tasteful refitting and clever marketing we can turn a profit on.
400	
401	We take all the risk in effect and the owner month on month benefits from the rental income and continuous investment.
402	
403	Also the dynamic is very different. The chances of the tenant (ie us). not paying are non existent as we'd lose all the investment and time spent on the property to that point
404	
405	And of course you market it
406	
407	Ironically the biggest challenge we face with this is the owner thinking well it sounds to good to be true so it must be too good to be true. But then the evidence is here at Hove Heaven. We've taken it from a lovely house and transformed it into a super villa that can compete with the best of the best.
408	
409	Importantly we've added millions to its value in the process.
410	
411	As long as we have security of tenure we are happy
412	
413	And of course owners retain all their stature rights.
414	
415	Put it this way. For every month in occupation the spend figure will be in excess of the monthly rental payment. No tenant in they right mind is going to do that and then play silly buggers
416	
417	I've spent way over a million here. Way over. 🙏🙏🙏
418	[14/09/2021, 22:08:26] Darren de Rodez.: I'm at the hospital in the morning but can sort as soon as back 🙏🙏
419	[15/09/2021, 11:56:23] Darren de Rodez.: Hola gorgeous. Just about to leave Christian Barnard. (My current second home 🤖),, back tomorrow for another catheter as readings crashing again. Surgery booked for Monday. Finally! 🙏
420	But Bupa refusing to pay as I'm not in the Uk so that's likely 180k have to pay to get all fixed up 🤖🤖🤖🤖🤖🤖. F@@kin insurance companies 🙏🙏🙏
421	
422	Will send all the stuff once home 🙏🙏🙏
423	[15/09/2021, 13:00:30] Darren de Rodez.: Gimme as much time as you can mam as only just getting to sea point and have been prodded and poked all morning 🤝
424	[15/09/2021, 13:01:08] Gail: No worries, we can do it another time..
425	[15/09/2021, 13:01:26] Darren de Rodez.: Now is fine.
426	[15/09/2021, 13:01:30] Darren de Rodez.: Let's get it done.
427	[15/09/2021, 13:01:38] Darren de Rodez.: I'm in surgery next week

428	[15/09/2021, 13:01:44] Gail: You sure?
429	[15/09/2021, 13:02:42] Darren de Rodez.: Yes. It's helpful for them to see how it works in reality.
430	[15/09/2021, 13:02:52] Darren de Rodez.: Words are fine. But hove is the proof
431	[15/09/2021, 13:42:22] Darren de Rodez.: Awwwww. Such lovely people. Are you sure you're related ? 😊😊❤️
432	[15/09/2021, 13:53:23] Gail: 🙏
433	[15/09/2021, 14:47:28] Darren de Rodez.: sticker omitted
434	[15/09/2021, 14:51:03] Darren de Rodez.: Quick question. Someone just asked about renting the house for the next two to four weeks. At full price. But I'm in two minds. If the owners of Llandudno are happy to proceed is this weekend too soon ? That way a) if I'm living in the house I'll get a much better idea of what to do and can supervise initial make over and b) means I'm more relaxed about renting here as won't have to worry about where I'm going 🙏🙏❤️
435	[15/09/2021, 15:11:12] Darren de Rodez.: remind me who the 4pm viewing is for? 🙏
436	[15/09/2021, 17:21:50] Darren de Rodez.: Hola.. Okey. So the deal on the table is 90k pcm and two months deposit? Is it possible to agree that but say after 3 or 6 moths (after which time they will have seen the good conduct and investment) for the deposit to drop t a month. Purely because having R90k out of circulation for 5 years is a waste
437	[15/09/2021, 18:25:09] Darren de Rodez.: image omitted
438	[15/09/2021, 18:26:19] Darren de Rodez.: Those movie people were hectic 🤖🤖. I think too much trouble
439	[15/09/2021, 18:52:46] Darren de Rodez.: <a href="https://www.property24.com/to-rent/llandudno/cape-town/western-cape/9118/104545809">https://www.property24.com/to-rent/llandudno/cape-town/western-cape/9118/104545809</a>
440	[15/09/2021, 18:52:54] Darren de Rodez.: Lol. Our house 😊
441	[15/09/2021, 19:34:08] Gail: Oh wow!!
442	[15/09/2021, 19:38:39] Gail: I thought they were totally disrespectful... typical movie people..
443	[15/09/2021, 19:41:14] Gail: Old ad, only for 6 months, they always keep December / January to make the big bucks
444	[15/09/2021, 19:45:28] Darren de Rodez.: So rude. They were here another two hours !!!!!
445	[15/09/2021, 19:45:42] Darren de Rodez.: Aha. 🙏❤️
446	[15/09/2021, 20:49:56] Darren de Rodez.: Popped over the bank statements my darling
447	[15/09/2021, 21:10:40] Darren de Rodez.: image omitted
448	[16/09/2021, 09:23:02] Darren de Rodez.: Just a quick point, Tania mentioned it last night when I was gathering the bank statements together. If we factor in also that from November then there will be an ADDITIONAL R200k+++ a month coming in from the short term lets at Hove Heaven. Meaning that the sum cleared once the rent paid here is more than enough to pay the entire rent at Llandudno Lush. S by any measure, current or future, there's no issue on the "affordability" test 🙏🙏🙏
449	[16/09/2021, 10:51:11] Gail: We are quite happy with your affordability 😊
450	[16/09/2021, 10:51:38] Gail: Just needing the rest of the info..... good morning by the way 🙏❤️🙏
451	[16/09/2021, 10:58:22] Darren de Rodez.: Good morning to you
452	[16/09/2021, 10:58:51] Darren de Rodez.: 😊😊. International drug smuggling is very lucrative
453	[16/09/2021, 10:59:34] Darren de Rodez.: Will do. Back at hospital at 12 o'clock for the pre op catheter 🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏
454	[16/09/2021, 11:12:27] Gail: 😊😊😊😊
455	[16/09/2021, 17:25:32] Darren de Rodez.: video omitted
456	[16/09/2021, 17:27:33] Gail: Hey, how are your "calves"?
457	[16/09/2021, 17:37:12] Darren de Rodez.: They are currently bulging.. although a quick trip to the loo and they miraculously deflate 🙏😊
458	[16/09/2021, 18:16:44] Gail: 😊😊😊

459	[16/09/2021, 18:52:55] Darren de Rodez.: Finally have some peace and quiet. So I'll quickly write up that info you needed
460	[16/09/2021, 19:00:08] Gail: Awesome, thank you 🙏
461	[17/09/2021, 00:11:35] Darren de Rodez.: Llandudno application.docx document omitted
462	[17/09/2021, 00:11:39] Darren de Rodez.: Hello lovely lady
463	
464	I drafted the basics. Im not sure if its what you needed or meant
465	
466	I feel like im back at school submitting my homework to be marked 😊
467	
468	Sorry for the typos and any errors. Im sat here with a damn thick cathter tube up my frankfurter and every position is uncomfortable and changing position is vomit inducing.
469	
470	Ill pop over my passport. With regards to the landlord reference Im very hapy to get that and 100% sure itll be glowing but I will only request that if subject to that we are going ahead. As I don't wish to ask her for a reference every time we sign up at a property and definitely not if that application isnt going through to a tenancy,
471	
472	Please don't hesitate to let me know if you need anything else
473	
474	Kind regards
475	
476	Darren
477	[17/09/2021, 00:29:46] Darren de Rodez.: image omitted
478	[17/09/2021, 00:29:46] Darren de Rodez.: image omitted
479	[17/09/2021, 00:29:46] Darren de Rodez.: image omitted
480	[17/09/2021, 00:29:46] Darren de Rodez.: image omitted
481	[17/09/2021, 00:29:46] Darren de Rodez.: image omitted
482	[17/09/2021, 00:29:47] Darren de Rodez.: image omitted
483	[17/09/2021, 00:29:47] Darren de Rodez.: image omitted
484	[17/09/2021, 00:29:47] Darren de Rodez.: image omitted
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487	[17/09/2021, 00:29:47] Darren de Rodez.: image omitted
488	[17/09/2021, 00:29:47] Darren de Rodez.: image omitted
489	[17/09/2021, 00:29:47] Darren de Rodez.: image omitted
490	[17/09/2021, 00:29:47] Darren de Rodez.: image omitted
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498	[17/09/2021, 00:29:47] Darren de Rodez.: image omitted
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500	[17/09/2021, 00:29:47] Darren de Rodez.: image omitted

501	[17/09/2021, 00:29:47] Darren de Rodez.: image omitted
502	[17/09/2021, 00:29:47] Darren de Rodez.: image omitted
503	[17/09/2021, 00:32:43] Darren de Rodez.: image omitted
504	[17/09/2021, 00:32:43] Darren de Rodez.: image omitted
505	[17/09/2021, 00:32:43] Darren de Rodez.: image omitted
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507	[17/09/2021, 00:32:43] Darren de Rodez.: image omitted
508	[17/09/2021, 00:32:43] Darren de Rodez.: image omitted
509	[17/09/2021, 00:32:43] Darren de Rodez.: image omitted
510	[17/09/2021, 00:32:43] Darren de Rodez.: image omitted
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525	[17/09/2021, 00:32:43] Darren de Rodez.: image omitted
526	[17/09/2021, 00:32:43] Darren de Rodez.: image omitted
527	[17/09/2021, 00:32:43] Darren de Rodez.: image omitted
528	[17/09/2021, 13:19:44] Darren de Rodez.: Morning morning.. when do you think we will have a decision from the owners? As i mentioned in the blurb sent through its impossible for there to be a scenario in which they dont win or re at risk in any way. I appreciate the previous bad experiences but this is of no comparison and im sure they didnt get to see their homes or interview them as they have done in this situation. Im viewing properties over the weekend so if for any reason they decide they dont want to proceed i really do need to know asap pls 🙏🙏🙏
529	[17/09/2021, 13:20:24] Darren de Rodez.: as a side note, i do feel a two month deposits being n mind il be sinking in 100-200k a month is excessive . Not sure what you think
530	[17/09/2021, 13:22:40] Gail: audio omitted
531	[17/09/2021, 13:31:02] Gail: On another note, i think i may be able to find you a deal for season.... but let's get this in the bag first. 🤞
532	[17/09/2021, 13:43:57] Darren de Rodez.: Hellooo .. That's great
533	
534	In regards to occupation date, ideally next week as we need to make a start redecorating as I want to redecorate the entire property, walls, ceilings, woodwork ,, everything .. and I want to spend some time living in it to get a proper feel for what goes where.. so ASAP please
535	
536	I have my surgery on Monday and will be I hospital for at east one night. Possibly more. It wil be very painful for a few days post surgery so itll be nice to have a distraction
537	



538	Its proving painful in more ways than one as Bua have declined to fund any of it as im not in the UK so the whole shebang is gonna cost approaching R250,000 that I had not budgeted as Bupa initially sad theyd cover it. But I don't have the luxury of time to argue or ill end up in actual renal failure
539	
540	On the subject of furnishings etc. Normally the owner or we out the itmes sin sotrage to be put back when we leave but I'm hapy to agree the new stuff used to replace items we don't want can remain. Obviously we don't leave every vase, ornament, mirror in the property at the end but anything we replace and remove then yes that's left behind. So if we buying new sofas, dining tables, chairs, beds, lungers, etc . whatever we replace of the owners and therefore discard we leave behind the new luxury replacement items
541	
542	In that regard, bearing in mind the sums im spending on heir property, including full redecoration right from the very outset as well as an easy R300k in furnishings an cd accessories I think the 2 mot depsit is onerous. That's money I could and most definitely would spend on the property
543	
544	Might be an easier tic to discuss on the phone
545	
546	But thank you for the reassurance . this is a win win deal for everyone so itll be great to push it over the line
547	
548	Also, I cany think of an issue if one room is kept for storage but do we know what and how much?
549	[17/09/2021, 13:44:07] Darren de Rodez.: Noooo, tell me tell me
550	[17/09/2021, 13:53:54] Gail: audio omitted
551	[17/09/2021, 13:55:44] Gail: audio omitted
552	[17/09/2021, 13:59:49] Darren de Rodez.: I think keeping it for joint storage makes sense 🙏❤️
553	[17/09/2021, 14:00:22] Darren de Rodez.: Ohhhh. The British couple. That's a great idea
554	[17/09/2021, 14:01:02] Gail: You see... I am not just a pretty face 😊
555	[17/09/2021, 14:01:09] Darren de Rodez.: The dates work well. What was the budget per day
556	[17/09/2021, 14:01:32] Darren de Rodez.: We can show them Llandudno and say it will be to Hove standards
557	[17/09/2021, 14:03:11] Gail: I will have to talk with Jenny re their budget, but it would be a good 'starting' booking for you 🙏
558	[17/09/2021, 14:03:46] Gail: This we can do... just need to 'bag' it first 🙏
559	[17/09/2021, 14:03:47] Darren de Rodez.: For sure.
560	[17/09/2021, 14:03:59] Darren de Rodez.: True my lady
561	[18/09/2021, 11:10:52] Darren de Rodez.: Helloooooo lovely lady.. Hows you this fine morning? Are we there yet re the tenancy? The silence is a little confusing 🙏🙏🙏🙏🙏🙏🙏
562	[18/09/2021, 17:45:15] Darren de Rodez.: image omitted
563	[18/09/2021, 17:45:15] Darren de Rodez.: image omitted
564	[18/09/2021, 17:45:15] Darren de Rodez.: image omitted
565	[18/09/2021, 17:45:15] Darren de Rodez.: image omitted
566	[18/09/2021, 17:45:15] Darren de Rodez.: image omitted
567	[18/09/2021, 17:45:15] Darren de Rodez.: image omitted
568	[18/09/2021, 17:45:15] Darren de Rodez.: image omitted
569	[18/09/2021, 17:45:15] Darren de Rodez.: image omitted
570	[18/09/2021, 17:45:15] Darren de Rodez.: image omitted
571	[18/09/2021, 17:45:15] Darren de Rodez.: image omitted
572	[18/09/2021, 17:45:15] Darren de Rodez.: image omitted

573	[18/09/2021, 17:45:15] Darren de Rodez.: image omitted
574	[18/09/2021, 17:55:44] Gail: Hellooooo, i am not feeling to well today, i think its the jab. Still waiting on final confirmation, but everything checked out brilliantly with your credit score. I will contact ny cousin in the morning, just hang in there for me 🙏🙏🙏❤️❤�
575	[18/09/2021, 17:56:10] Gail: Looks amazing, I love the teal...
576	[18/09/2021, 17:57:06] Darren de Rodez.: A bird in the hand is worth two in the bush. Plus then more capital to spend on Llandudno
577	[18/09/2021, 17:57:12] Darren de Rodez.: Sorry. That was in drafts lol
578	[18/09/2021, 17:57:40] Darren de Rodez.: Yippee. I was concerned being as im a dirty foreigner and not from SA
579	[18/09/2021, 17:59:23] Darren de Rodez.: It's fun having a new project. I'm sure Hove is happy I'm another property to focus on so she can have a rest without constant fiddling, fondling and cosmetic surgery
580	[18/09/2021, 18:00:09] Darren de Rodez.: Sorry to hear that.
581	I felt vile after my first jab. For a good couple of days
582	The doctor said tripped distilled vodka works well 🙏
583	[19/09/2021, 12:27:39] Darren de Rodez.: Morning morning sweet pea. How are you feeling ? How's the ole jab?
584	[19/09/2021, 13:46:11] Gail: Hello my hunny bunny, feeling a lot better. Nothing to report as yet, we will continue with the process tomorrow 🙏❤️🙏❤�
585	[19/09/2021, 13:46:25] Gail: Happy Sunday 🙏🌸🙏🌸🙏
586	[19/09/2021, 13:52:44] Darren de Rodez.: Happy Sunday me darlin 🙏❤�
587	[19/09/2021, 13:53:20] Darren de Rodez.: They don't seem very motivated. A little bit concerning 🙏🙏🙏
588	[19/09/2021, 13:54:19] Gail: I am sure it will be fine, just don't want to push the issue. 🙏🙏🙏
589	[19/09/2021, 13:55:12] Darren de Rodez.: Fair point mam. But do they realise the planning involved. For a start i need to sort a large team to fully redecorate
590	[20/09/2021, 12:15:13] Darren de Rodez.: Hola. Going into surgery shortly. Will probably be out about 4pm 🙏
591	[20/09/2021, 12:16:42] Gail: I was thinking of you the whole morning. Much strength my dear friend, speak to you when you are done. ❤️❤️❤️❤️❤️❤️❤️❤️
592	[20/09/2021, 12:17:17] Darren de Rodez.: Thank you kindly mam 🙏🙏
593	[20/09/2021, 18:57:31] Darren de Rodez.: Out of surgery. And still have my meat and two veg 🍷🍷🍷
594	[20/09/2021, 19:04:52] Gail: Awesome, can we chat first thing tomorrow, you rest tonight 🙏🙏🌸🙏🌸🙏
595	[20/09/2021, 19:06:15] Darren de Rodez.: I'm bored. Lol. Is Llandudno sorted pls mam
596	[20/09/2021, 19:09:47] Gail: There are a few more things.... Occupation can only happen 15 October earliest, possibly later, depending on where they can move to.
597	[20/09/2021, 19:12:14] Gail: The owner now wants you to pay pro rata October, November and December upfront. As i told you, i am not going to "fluff" it up, i think he is nuts, but its your call. Otherwise, he is happy to have you
598	[20/09/2021, 19:12:47] Darren de Rodez.: So pay rent in advance instead of a deposit ?
599	[20/09/2021, 19:13:26] Darren de Rodez.: He's really messing with fire here. I want the property but I also want a fair deal. And I don't like being messed around
600	[20/09/2021, 19:16:34] Gail: I know, I think he is pulling at straws, so we can just say you are sticking to the original offer of 2 months deposit (which will always be yours), then maybe consider pro rata for October and November.... what do you think? Believe, my stress levels are through the roof. This is in no way my doing, just a greedy sod. 🙏
601	[20/09/2021, 19:17:02] Darren de Rodez.: I'm not happy
602	[20/09/2021, 19:19:39] Gail: I know my love, i really really tried 🙏

603	[20/09/2021, 19:21:16] Darren de Rodez.: I saw it at 85k. They asked 90k and I agreed.
604	I thought occupation would be immediate. It's not. But I agreed
605	I'd expected a one month deposit considering how much money I'm spending on their property. But it's two months. I agreed.
606	
607	So far all flexibility and movement not to mention money has come from me.
608	
609	Just because I have money doesn't mean people can take the p@@s
610	
611	They are effectively asking me to pay almost 5 months rent before moving in. On top of the hundreds of thousands in spending on their property.
612	
613	Whoever is advising them is either greedy or stupid. As they are close to losing the best deal they will ever get on that house
614	[20/09/2021, 19:22:41] Gail: I fully agree, I am so embarrassed to have had to come back with this....
615	[20/09/2021, 19:22:47] Darren de Rodez.: If they wish they can have quarterly rent in advance with no deposit. Or the two months deposit with a months rent as per their first request. Not a deposit AND advance rent. That's unheard of
616	[20/09/2021, 19:23:39] Darren de Rodez.: I've shown them my home. Jumped through all the hoops. Even written a mini bio. Which to be frank is very personal. Someone is being very greedy
617	[20/09/2021, 19:24:14] Gail: ok, then let me tell them that and see what happens. As you say, lets see how they would appreciate tge value of what they are getting
618	[20/09/2021, 19:27:22] Gail: Otherwise, i can try to find an alternative which i may have.... how would you feel about an unfurnished house a few houses before in the same road?
619	[20/09/2021, 19:28:20] Darren de Rodez.: I can't justify having half a million rand locked away like that in deposit and rent.
620	
621	On top of the money I'm spending. I won't see any change out of half a Million in the first few months on the refurb of their property.
622	
623	I don't get it. Most owners would have jizzed on the table at such an offer 😏 😏 😏
624	[20/09/2021, 19:28:55] Darren de Rodez.: Open minded. Although the furniture spend would be considerable. What's it like?
625	[20/09/2021, 19:29:04] Gail: I fully agree with you...
626	[20/09/2021, 19:30:06] Gail: I only have pics of iy furnished but it should give you a good idea, I'll send it to you. 📷
627	[20/09/2021, 19:30:21] Darren de Rodez.: That's cool. I have imagination lol
628	[20/09/2021, 19:31:16] Darren de Rodez.: If Llandudno goes tits up then they'll only have themselves to blame I'm afraid. I've gone way above and beyond what any tenant ever would
629	[20/09/2021, 19:32:18] Gail: You have, you can imagine my embarrassment as he is my family too 🤦
630	[20/09/2021, 19:32:47] Darren de Rodez.: What a wally.....
631	[20/09/2021, 19:33:27] Darren de Rodez.: 15 october is fine. As long as contract in place. However handing him half a million is most definitely not fine.
632	[20/09/2021, 19:34:21] Darren de Rodez.: I'm viewing Clifton tomorrow. Still would love you to find me a bungalow there. As well as Llandudno
633	[20/09/2021, 19:35:58] Gail: I will make them this counter offer and see what they say 🤔
634	[20/09/2021, 19:36:57] Darren de Rodez.: If they want quarterly rent and no deposit then at least thst means legally they can spend it
635	[20/09/2021, 19:38:49] Gail: Lets see what he says...
636	[20/09/2021, 19:39:07] Gail: i just emailed you the other option 😊

637	[20/09/2021, 19:41:55] Darren de Rodez.: It's lovely. Not as flexible re accommodation options but more stylish. Shame that furnitures not in there. They have good taste
638	[20/09/2021, 19:42:16] Darren de Rodez.: Whst rent wound they be looking at
639	[20/09/2021, 19:46:40] Gail: Its on at R59 000,
640	[20/09/2021, 19:47:35] Darren de Rodez.: Aha. Now it gets more interesting ❤️❤️
641	[20/09/2021, 19:48:07] Darren de Rodez.: Looking at the photos ,, they have done it very well
642	[20/09/2021, 19:49:54] Darren de Rodez.: image omitted
643	[20/09/2021, 19:53:05] Gail: Ha ha
644	[20/09/2021, 19:55:16] Darren de Rodez.: Can you show it to Tania pls. Tomorrow if that's possible at all 🙏🙏
645	[20/09/2021, 19:59:24] Gail: Its not on my books, but happy to show if I can organize it 🙏
646	[20/09/2021, 20:06:00] Darren de Rodez.: Okey dokey 🙏🙏
647	[20/09/2021, 20:10:33] Gail: In the meantime, let's see what Stooze Mac Duck says
648	[20/09/2021, 20:13:11] Darren de Rodez.: Do you mean Scrooge? lol
649	[20/09/2021, 20:13:32] Gail: That too 🙏🙏🙏
650	[20/09/2021, 20:26:55] Darren de Rodez.: image omitted
651	[20/09/2021, 20:29:30] Gail: audio omitted
652	[20/09/2021, 20:29:56] Gail: The deal is back on!!!
653	[20/09/2021, 20:30:46] Gail: 2.5 months up front, no deposit
654	[20/09/2021, 20:31:04] Gail: Then quarterly thereafter
655	[20/09/2021, 20:31:10] Darren de Rodez.: Perfecto.
656	[20/09/2021, 20:31:16] Darren de Rodez.: Love you babe
657	[20/09/2021, 20:31:45] Darren de Rodez.: It is a game. And he almost pushed it too far and lost it
658	[20/09/2021, 20:31:45] Gail: I loooove you too hottie ✨🙏❤️
659	[20/09/2021, 20:32:35] Darren de Rodez.: 15 october is coolio too. As long as we sign and seal now 🙏🙏🙏🙏🙏🙏
660	[20/09/2021, 20:32:50] Gail: I am so relieved, but i am going to seal it right now, even if I have to work through the night 🙏🙏
661	[20/09/2021, 20:33:13] Darren de Rodez.: I would jump out of bed with joy but I'm attached by my pee-pee and May leave it behind on take off
662	[20/09/2021, 20:33:40] Gail: 🙏🙏🙏
663	[20/09/2021, 20:34:52] Darren de Rodez.: But the other Llandudno is still of interest. It's a lovely family let
664	[20/09/2021, 23:22:25] Gail: Just going to bed now 🙏🙏
665	[20/09/2021, 23:23:39] Darren de Rodez.: Off to sleep myself. Buzzing my tits off on a cocktail of pain killers 🙏💧🌿❤️🌿🙏🙏🙏🙏🙏🙏. Come join the party 🌿
666	[20/09/2021, 23:24:03] Gail: I wish... nightie night 🙏
667	[20/09/2021, 23:24:18] Darren de Rodez.: Gnight gorgeous 🙏🙏
668	[21/09/2021, 05:14:28] Darren de Rodez.: Gooooood moooooooooorning Vietnam. I mean Cape Town.
669	
670	
671	I seem to have checked into the wrong hospital. It must be one of those secret military ones as they wake you at 5am. But can I find any cute boys in army combats. No siree 🙏🙏🙏
672	[21/09/2021, 05:14:32] Darren de Rodez.: image omitted
673	[21/09/2021, 06:53:27] Gail: Morning!!! Jeez, awake so early aft
674	[21/09/2021, 06:53:43] Gail: after your cocktails
675	[21/09/2021, 06:58:27] Darren de Rodez.: Morning wake up call here is 5am it seems
676	[21/09/2021, 06:59:06] Gail: I need my cuppa 🙏🙏

677	[21/09/2021, 07:01:12] Darren de Rodez.: I don't function before my cuppa-Clooney tbh. Usually it requires a full on Clooney bitch slap 🤚
678	[21/09/2021, 07:23:14] Gail: image omitted
679	[21/09/2021, 07:23:28] Darren de Rodez.: Hate you
680	[21/09/2021, 12:18:41] Darren de Rodez.: The eagle has landed
681	[21/09/2021, 12:51:22] Gail: Huh?
682	[21/09/2021, 12:53:13] Darren de Rodez.: I'm home I mean
683	[21/09/2021, 12:56:30] Gail: Aha!!
684	[21/09/2021, 14:53:19] Darren de Rodez.: video omitted
685	[21/09/2021, 15:22:21] Gail: audio omitted
686	[21/09/2021, 15:27:34] Darren de Rodez.: 100% yes.
687	[21/09/2021, 17:32:11] Darren de Rodez.: Do you think they'd be open to the idea of decorators going in before the 15th maybe 🤔
688	[21/09/2021, 17:32:41] Darren de Rodez.: Let me know if you're swinging past and I'll wind up the Romanesque orgy
689	[21/09/2021, 19:37:01] Gail: audio omitted
690	[21/09/2021, 19:39:32] Darren de Rodez.: Super duper. Can you pop me over a copy to read too.
691	
692	I think you're right. I think the quarterly rent was the clincher. That and my sparkly shoes 🦋
693	
694	I'm all up for some arson with your man 🤔🤔🤔🤔
695	[21/09/2021, 20:07:48] Gail: 'arson'????
696	[21/09/2021, 20:08:22] Darren de Rodez.: You said something about a house on fire 🧯🤔
697	[21/09/2021, 20:12:28] Gail: Oooh... I get it now.. blonde moment.
698	[21/09/2021, 20:15:31] Gail: Bobby is super to meet you too... I am a little nervous, as I think that could be apocalyptic!! He has the same sense of humour as you and loves quirky banter..
699	[21/09/2021, 20:16:27] Darren de Rodez.: Doh!!!
700	[21/09/2021, 20:16:48] Darren de Rodez.: Two forces combined = galactic fallout 🤔🤔
701	[21/09/2021, 20:44:25] Gail: Oh dear... here comes trouble...
702	[21/09/2021, 20:53:12] Darren de Rodez.: image omitted
703	[21/09/2021, 21:34:12] Gail: Hey hon, remember that guy that came to view for that December booking? They are asking if it would be possible to do a dinner party for 50...would you be good with that? If so, as your property advisor, they must pay a double rate for 2 days for wear and tear and clean up. Do you agree?
704	[21/09/2021, 22:00:32] Gail: On another option, we have a family (Mom, Dad, 3 teenager plus nanny) who want to book for 13 nights, 20 December to 2 Jan R 234 000 for you or 17 December to 5 Jan, R 285 000 for you(19 nights). Your thoughts??
705	[21/09/2021, 22:01:25] Darren de Rodez.: I'm just reading. Lol
706	[21/09/2021, 22:01:46] Darren de Rodez.: What was the three month lady's budget btw
707	[21/09/2021, 22:02:10] Darren de Rodez.: You mean if they rent it is a party ok?
708	[21/09/2021, 22:02:20] Darren de Rodez.: What were his dates again
709	[21/09/2021, 22:02:36] Darren de Rodez.: Was this for the 40 poofers
710	[21/09/2021, 22:03:01] Darren de Rodez.: Let me crunch thst
711	[21/09/2021, 22:03:24] Darren de Rodez.: This is hove, not Llandudno?
712	[21/09/2021, 22:03:26] Gail: No, that's in Feb
713	[21/09/2021, 22:03:38] Gail: Hove
714	[21/09/2021, 22:05:16] Gail: 27 - 6
715	[21/09/2021, 22:05:51] Gail: 10 days, R 200k paying in full on booking

716	[21/09/2021, 22:05:53] Darren de Rodez.: Did we get to a price 🙄
717	[21/09/2021, 22:06:12] Darren de Rodez.: Okey. Just scrubblinh
718	[21/09/2021, 22:06:55] Gail: Yes, see above
719	[21/09/2021, 22:08:17] Darren de Rodez.: Why the two options. Busy curios
720	[21/09/2021, 22:09:08] Darren de Rodez.: I think that's fair.
721	[21/09/2021, 22:09:43] Gail: So to clarify, 2 options... the initial offer of 10 days @ 20k...this is the guy that whats to host a dinner party, that i am saying he must pay doube for if you agree. Afterall its then considered an event.
722	[21/09/2021, 22:09:45] Darren de Rodez.: How will they do sit down dinner fir 50. lol. Remind me what he looked like
723	[21/09/2021, 22:10:23] Gail: The guy that came there while those pesky film people were there too
724	[21/09/2021, 22:10:40] Gail: They will have catere
725	[21/09/2021, 22:10:49] Gail: *catering
726	[21/09/2021, 22:11:04] Darren de Rodez.: Oh I thought he was a poofter
727	[21/09/2021, 22:11:56] Darren de Rodez.: Okey. Let me work on them But it'll be tomorrow as I'm woozy from the pain meds and likely to screw up
728	[21/09/2021, 22:12:25] Gail: 😏 No hon, you were off radar....as straight as an arrow.... pretty though
729	[21/09/2021, 22:12:38] Darren de Rodez.: Lol. My gaydar is shite
730	[21/09/2021, 22:12:59] Gail: No worries... we will chat tomorrow 🙄🙄🙄
731	[21/09/2021, 22:13:18] Gail: Sleep tight, cocktail kid ❤️❤️
732	[21/09/2021, 22:13:48] Darren de Rodez.: Lol
733	I wish. Sweet dreams foxy lady
734	[22/09/2021, 00:46:47] Darren de Rodez.: Back to llandudno for a mo.. im in all tomorrow to swing by with parchment and quill and ink . can you pop me over a copy to peruse too pls
735	[22/09/2021, 09:32:14] Darren de Rodez.: Helloooooooo gorgeous.. Just to let you know im viewing a property at 1pm in Camps Bay and then 3pm in constantia for a meeting . other than that im all yours re signing y ife away
736	[22/09/2021, 09:54:19] Gail: Good morning!!! All good, owner is happy with lease, and am sending a copy to you now.
737	[22/09/2021, 09:55:18] Darren de Rodez.: yippeeeee.. we got there.. thanks to you .. never thought about being a UN peace envoy and negotiating middle east peace.. gotta be easier surely 🙄🙄🙄
738	[22/09/2021, 09:56:31] Gail: You have no idea
739	[22/09/2021, 09:58:40] Darren de Rodez.: Oh I think I can guess .....
740	[22/09/2021, 10:02:18] Gail: What are you going to view in Camps Bay.... a tad jelly 🙄
741	[22/09/2021, 10:03:05] Darren de Rodez.: image omitted
742	[22/09/2021, 10:06:55] Gail: Just sent you an email from my 'big girl' address 🙄🙄
743	[22/09/2021, 10:24:07] Darren de Rodez.: oooo, you got your bug girl britches on now
744	[22/09/2021, 10:26:58] Gail: Damn right 🙄
745	[22/09/2021, 10:29:36] Darren de Rodez.: Reading through it now.. with my big boy boots on ....
746	[22/09/2021, 10:29:58] Darren de Rodez.: when do we make first payment and i assume you your kind selves.
747	[22/09/2021, 10:42:46] Gail: As soon as the doc is signed.... that way its totally secure and he can then move out earlier 🙄
748	[22/09/2021, 10:51:32] Darren de Rodez.: okey doey. to your secret numbered swiss bank acount
749	[22/09/2021, 10:55:39] Darren de Rodez.: image omitted
750	[22/09/2021, 11:02:14] Gail: image omitted
751	[22/09/2021, 11:03:36] Darren de Rodez.: LOOOOL
752	[22/09/2021, 11:03:45] Darren de Rodez.: wise minds think alike.... and fools seldom differ

753	[22/09/2021, 11:04:08] Darren de Rodez.: Im lookingthrough the lease now. I tust you so you tel me is there aything i should have an issue with or is it all pretty standard atydd
754	[22/09/2021, 11:04:13] Darren de Rodez.: is there consent to rent it out
755	[22/09/2021, 11:04:26] Gail: exactamagactly!!!
756	[22/09/2021, 11:06:19] Gail: image omitted
757	[22/09/2021, 11:08:52] Darren de Rodez.: OKEY DOKET. THE NO PETS THING NEEDS TO GO OR MY BABIES CANT COME WITH ME
758	[22/09/2021, 11:08:57] Darren de Rodez.: sorry, caps lock
759	[22/09/2021, 11:29:17] Darren de Rodez.: other than the pets bit we are good to go
760	[22/09/2021, 11:38:49] Gail: Pets are good, it has been discussed with them abd agreed.
761	[22/09/2021, 11:39:11] Gail: Are you available at 8.30pm this evening?
762	[22/09/2021, 11:40:06] Darren de Rodez.: Anytime other than 3-4
763	[22/09/2021, 11:40:17] Gail: I have just spoken with the owner, he is playing golf, good to sign at 7.30, then I am coming to you, if you will have me?
764	[22/09/2021, 11:43:47] Darren de Rodez.: I will have you ,, , But i shall claim no knowledge of our love child
765	[22/09/2021, 11:44:01] Darren de Rodez.: does he do anything other than play golf?
766	[22/09/2021, 11:47:21] Gail: He has Truth coffee shop in Green Point, then golf
767	[22/09/2021, 11:47:59] Gail: No chance of that, factory is closed 🏭
768	[22/09/2021, 11:49:27] Darren de Rodez.: thats ok. my team bus of olympic swimmers were retired yesterday 🏊🏊🏊
769	[22/09/2021, 11:50:09] Darren de Rodez.: there must be money in them there beans
770	[22/09/2021, 11:50:19] Darren de Rodez.: also, the other house in Landudno
771	[22/09/2021, 11:50:32] Gail: Oh noooo, now, where does your legacy go?
772	[22/09/2021, 11:50:52] Gail: The unfurnished one?
773	[22/09/2021, 11:52:08] Darren de Rodez.: It's frozen in sperm bank awaiting an oven to cook em
774	[22/09/2021, 11:52:37] Gail: Of course they are
775	[22/09/2021, 12:25:27] Darren de Rodez.: Waiting to coincide their launch with Prada's new winter collection
776	[22/09/2021, 12:33:58] Gail: Did you give this any thought?
777	[22/09/2021, 12:34:23] Gail: And this second option
778	[22/09/2021, 12:35:00] Darren de Rodez.: I'd be lying if I said I'd had the chance. Promise will do when bsck from viewing ❤️🙏
779	[22/09/2021, 12:35:11] Gail: 🙏
780	[22/09/2021, 12:35:23] Darren de Rodez.: You may spank me later
781	[22/09/2021, 12:35:47] Gail: Oooo can't wait 😍
782	[22/09/2021, 17:12:02] Gail: Sooooo, how was the viewing?
783	[22/09/2021, 17:17:01] Darren de Rodez.: It's a rather lovely house tbh. But as always who knows if the owner will get their head around the concept. These people are idiots
784	[22/09/2021, 17:18:45] Gail: <a href="https://www.property24.com/to-rent/llandudno/cape-town/western-cape/9118/109698461">https://www.property24.com/to-rent/llandudno/cape-town/western-cape/9118/109698461</a>
785	[22/09/2021, 17:19:42] Gail: This one will be available from 7 Jan...
786	[22/09/2021, 17:20:33] Gail: Just waiting to hear if they will go loooong term
787	[22/09/2021, 17:20:57] Darren de Rodez.: It has lots of potential
788	[22/09/2021, 17:21:23] Darren de Rodez.: image omitted
789	[22/09/2021, 17:21:23] Darren de Rodez.: image omitted
790	[22/09/2021, 17:21:24] Darren de Rodez.: image omitted
791	[22/09/2021, 17:21:24] Darren de Rodez.: image omitted

792	[22/09/2021, 17:21:25] Darren de Rodez.: image omitted
793	[22/09/2021, 17:21:26] Darren de Rodez.: image omitted
794	[22/09/2021, 17:21:26] Darren de Rodez.: image omitted
795	[22/09/2021, 17:21:27] Darren de Rodez.: image omitted
796	[22/09/2021, 17:21:27] Darren de Rodez.: image omitted
797	[22/09/2021, 17:21:28] Darren de Rodez.: image omitted
798	[22/09/2021, 17:21:28] Darren de Rodez.: image omitted
799	[22/09/2021, 17:21:29] Darren de Rodez.: image omitted
800	[22/09/2021, 17:21:29] Darren de Rodez.: image omitted
801	[22/09/2021, 17:21:30] Darren de Rodez.: image omitted
802	[22/09/2021, 17:21:30] Darren de Rodez.: image omitted
803	[22/09/2021, 17:21:31] Darren de Rodez.: image omitted
804	[22/09/2021, 17:21:31] Darren de Rodez.: image omitted
805	[22/09/2021, 17:21:32] Darren de Rodez.: image omitted
806	[22/09/2021, 17:21:32] Darren de Rodez.: image omitted
807	[22/09/2021, 17:21:33] Darren de Rodez.: image omitted
808	[22/09/2021, 17:21:34] Darren de Rodez.: image omitted
809	[22/09/2021, 17:21:34] Darren de Rodez.: image omitted
810	[22/09/2021, 17:21:35] Darren de Rodez.: image omitted
811	[22/09/2021, 17:21:35] Darren de Rodez.: image omitted
812	[22/09/2021, 17:21:36] Darren de Rodez.: image omitted
813	[22/09/2021, 17:21:36] Darren de Rodez.: image omitted
814	[22/09/2021, 17:21:37] Darren de Rodez.: image omitted
815	[22/09/2021, 17:23:23] Gail: We can chat about it later 🙄
816	[22/09/2021, 17:24:17] Gail: You wouldn't be interested in a guest house in Hout Bay maybe?
817	[22/09/2021, 17:24:36] Darren de Rodez.: Lol. Are you tryin to kill me
818	[22/09/2021, 17:24:39] Darren de Rodez.: Maybe lol
819	[22/09/2021, 17:25:20] Gail: I'll resign and run it for you 🙄
820	[22/09/2021, 17:25:44] Gail: If I could, i would,
821	[22/09/2021, 17:26:16] Darren de Rodez.: Kill me? Not nice
822	[22/09/2021, 17:26:51] Gail: No man, take it on myself, the guest house
823	[22/09/2021, 17:27:26] Darren de Rodez.: Is it boutique lol
824	[22/09/2021, 17:28:31] Gail: Its like a very large house, too beautiful
825	[22/09/2021, 17:28:50] Gail: <a href="https://rawson.co.za/property/for-sale/camps-bay-sales/1118632">https://rawson.co.za/property/for-sale/camps-bay-sales/1118632</a>
826	[22/09/2021, 17:29:14] Gail: It is for sale, but he would happily go long term rent
827	[22/09/2021, 17:29:59] Darren de Rodez.: Hmmm. It's cute
828	[22/09/2021, 17:30:38] Darren de Rodez.: How much mam
829	[22/09/2021, 17:31:08] Gail: We can chat about it later 🙄
830	[22/09/2021, 17:32:35] Darren de Rodez.: Tease
831	[22/09/2021, 18:15:14] Darren de Rodez.: image omitted
832	[22/09/2021, 18:16:25] Gail: Look at you..... all fancy like 🙄
833	[22/09/2021, 18:18:32] Darren de Rodez.: Do you realise how many Kilos I had to shift to make that
834	[22/09/2021, 18:19:19] Gail: Small time...
835	[22/09/2021, 20:01:50] Darren de Rodez.: Oi. I've three cargo containers arriving tomorrow stuffed with Phillipinos to pay for the next one
836	[22/09/2021, 20:26:52] Darren de Rodez.: The red carpet is laid for your highness



837	[22/09/2021, 22:28:44] Gail: Home safe
838	[22/09/2021, 22:29:04] Gail: Thanks for a wonderful chat...
839	[22/09/2021, 22:29:34] Darren de Rodez.: Thank you lovely lady. And for your Herculean efforts to get it from an idea to a reality
840	[22/09/2021, 22:30:13] Gail: For you, I killa da bull 🐂 🐂
841	[22/09/2021, 22:34:21] Darren de Rodez.: The feeling is mutual mam
842	[22/09/2021, 22:35:55] Gail: Going straight to bed, speak in the morning 🌞
843	[22/09/2021, 22:40:03] Darren de Rodez.: Sweet dreams
844	[23/09/2021, 10:23:37] Darren de Rodez.: Hola Chico.
845	[23/09/2021, 10:24:13] Darren de Rodez.: Had an enquiry for 30 people. A Joshua. Wanted to check it's not one of yours first
846	[23/09/2021, 10:24:25] Gail: Hola!! What a beautiful day 🌞
847	[23/09/2021, 10:25:01] Darren de Rodez.: It is indeed. All the more beautiful for your existence sweet pea
848	[23/09/2021, 10:25:07] Gail: I will check with Jenny, thank you for checking with us 🌞
849	[23/09/2021, 10:25:25] Darren de Rodez.: I'll check any large group or any high value booking
850	[23/09/2021, 10:25:46] Gail: ❤️❤️❤️
851	[23/09/2021, 10:28:44] Gail: Yep, he has contacted us too, wanted to get the best rate... bloody buggers.
852	[23/09/2021, 10:29:48] Gail: They are apparently shooting a gay movie at Hollywood Mansion and need accommodation for the directors etc...
853	[23/09/2021, 10:30:38] Gail: Can you please hold on replying until we can all chat, i have to run out quickly to do a check in in Clifton
854	[23/09/2021, 10:33:04] Darren de Rodez.: Gay porn stars? Oh itll be like old times
855	[23/09/2021, 10:33:26] Darren de Rodez.: will do... so far have only fished for budget and he said 6k pp pn
856	[23/09/2021, 10:35:52] Gail: 🙏
857	[23/09/2021, 13:34:17] Gail: ok, December up front payers dates are 27 Dec to 6 Jan to include 2 days double payment. That is then R240 000 net to you
858	[23/09/2021, 13:34:57] Gail: This may fit for your Dutch guests if they are there for Christmas??
859	[23/09/2021, 13:35:41] Darren de Rodez.: it could be perfect. dutchies are considering 27 or 29 as check out
860	[23/09/2021, 13:45:46] Gail: You see now 🤔
861	[23/09/2021, 13:45:48] Gail: Let's hope for 27th
862	[23/09/2021, 14:03:43] Darren de Rodez.: I'm trying to push em. They just offered 3,000 euro a night
863	[23/09/2021, 14:09:45] Darren de Rodez.: audio omitted
864	[23/09/2021, 14:31:37] Gail: How many nights?
865	[23/09/2021, 14:36:19] Gail: audio omitted
866	[23/09/2021, 14:37:36] Darren de Rodez.: Either 21 to 27 or 22 to 28
867	[23/09/2021, 14:39:54] Gail: Make the decision for them, saying that you have a "provisional" booking from 27th 🤔
868	[23/09/2021, 14:40:49] Darren de Rodez.: Ha ha. It's a £20,000 booking for a week. They call the shots. But available either side
869	[23/09/2021, 14:41:11] Gail: Correct
870	[23/09/2021, 14:46:09] Gail: video omitted
871	[23/09/2021, 14:59:08] Darren de Rodez.: Awwwww. Love it 🥰
872	[23/09/2021, 14:59:31] Darren de Rodez.: I want one. I've been a good boy all year. Santa said I could 🙏🙏🙏🙏🙏

873	[23/09/2021, 14:59:40] Darren de Rodez.: sticker omitted
874	[23/09/2021, 15:01:14] Gail: If only.... its so beautiful here lying on a sunlounger and catching 40 winks in the sun, waves crashing and sea air.
875	[23/09/2021, 15:06:44] Darren de Rodez.: pleeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeease find me a clifton bungalow
876	[23/09/2021, 15:08:40] Gail: I have a friend who does have one... she also does rentals...on Clifton Ridge, 4th Beach
877	[23/09/2021, 15:09:44] Darren de Rodez.: pleeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeease mam
878	[23/09/2021, 15:09:48] Darren de Rodez.: love you long time
879	[23/09/2021, 15:10:27] Gail: Oh what you would say.. to get what you want...
880	[23/09/2021, 15:22:48] Darren de Rodez.: Oh you should see the eye lashes on full flutter
881	[23/09/2021, 16:42:55] Darren de Rodez.: audio omitted
882	[23/09/2021, 16:49:04] Darren de Rodez.: Quick question. The guy at Llandudno. Is he housekeeper or just maintenance
883	[23/09/2021, 16:50:52] Gail: audio omitted
884	[23/09/2021, 16:52:07] Gail: audio omitted
885	[23/09/2021, 17:20:29] Darren de Rodez.: Prefect.. does he make a mean Malawian curry? 🍛🍛
886	[23/09/2021, 19:44:04] Darren de Rodez.: That's my old number. I just use it now when I exhaust my poor ickle iphone
887	[23/09/2021, 19:44:12] Darren de Rodez.: Ideally as soon as possible
888	[23/09/2021, 23:02:48] Darren de Rodez.: ended up calling private security and the police
889	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
890	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
891	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
892	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
893	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
894	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
895	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
896	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
897	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
898	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
899	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
900	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
901	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
902	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
903	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
904	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
905	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
906	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
907	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
908	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
909	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
910	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
911	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
912	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
913	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
914	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted

915	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
916	[24/09/2021, 11:27:10] Darren de Rodez.: image omitted
917	[24/09/2021, 11:30:36] Gail: Oh my God!!!!!!!
918	[24/09/2021, 11:44:47] Darren de Rodez.: Lyokho Osamuyi Osadolor, A1587811, 60 Hely Hutchinson Avenue, Camps Bay
919	[24/09/2021, 11:45:12] Darren de Rodez.: image omitted
920	[24/09/2021, 11:45:24] Darren de Rodez.: image omitted
921	[24/09/2021, 11:46:06] Gail: i know these guys
922	[24/09/2021, 11:46:19] Darren de Rodez.: ex bfs?
923	[24/09/2021, 11:46:45] Gail: Yeah, right 🤔
924	[24/09/2021, 11:48:10] Darren de Rodez.: you know what they say, "once youve had black you never go back"
925	[24/09/2021, 11:51:22] Gail: Ha ha...!! 😂
926	[24/09/2021, 14:10:27] Gail: image omitted
927	[24/09/2021, 14:10:34] Gail: On the beach u
928	[24/09/2021, 14:15:05] Darren de Rodez.: video omitted
929	[24/09/2021, 14:23:04] Gail: Sounds like you are making a pee 🐾🐾🐾
930	[24/09/2021, 15:30:16] Darren de Rodez.: remember after the operation i have the stream of a stallion 🐾🐾
931	[24/09/2021, 16:56:53] Darren de Rodez.: also, please re my two requests. 1) when can we send decorators in. They can do a room at a time so there is no inconvenience. 2) what day can we do the prop and photo shoot and drop off some of the new items.. when they move out ill spend some time living there to get a good feel of it xx
932	[24/09/2021, 17:12:44] Darren de Rodez.: image omitted
933	[24/09/2021, 17:17:08] Darren de Rodez.: The guest has multiple profiles. They have been renting places in Camps Bay and then hosting parties.. Without the knowledge or consent of the hosts, Inviting up to 30 friends to these parties and trashing the properties. Including drugs, violence and abuse, Each time they are forced to move from one property they try to rent another property. Usually via airbnb and often use girlfriends to book or pay so they cannot be found out. They are now known to several hosts and agents in Cape Town
934	[24/09/2021, 17:17:12] Darren de Rodez.: Reported them as well
935	[25/09/2021, 12:05:21] Darren de Rodez.: image omitted
936	[25/09/2021, 12:05:21] Darren de Rodez.: image omitted
937	[25/09/2021, 12:05:21] Darren de Rodez.: image omitted
938	[25/09/2021, 12:05:21] Darren de Rodez.: image omitted
939	[25/09/2021, 12:05:21] Darren de Rodez.: image omitted
940	[25/09/2021, 12:05:21] Darren de Rodez.: image omitted
941	[25/09/2021, 12:05:21] Darren de Rodez.: image omitted
942	[25/09/2021, 12:07:29] Gail: Look at you..... like a damn racehorse, you are! 🐾
943	[25/09/2021, 12:34:28] Darren de Rodez.: Are we talking about the pissing again 🤔
944	[25/09/2021, 12:48:08] Gail: Not quite..... just you being the eager beaver
945	[25/09/2021, 13:17:47] Darren de Rodez.: I only have two gears. Fast and turbo
946	Lol
947	[25/09/2021, 13:49:07] Darren de Rodez.: audio omitted
948	[25/09/2021, 15:17:00] Gail: audio omitted
949	[25/09/2021, 15:37:00] Gail: audio omitted
950	[25/09/2021, 15:54:54] Darren de Rodez.: Thank you. Posh name. He sounds like a posh wine

951	[25/09/2021, 16:01:34] Gail: They can't get through to you... i will be sending you the number now to contact his manager. Andre is the owner, but away for the weekend.
952	[25/09/2021, 16:01:41] Darren de Rodez.: Okey dokey
953	[25/09/2021, 16:01:45] Gail: +27 81 722 5940
954	[25/09/2021, 16:01:46] Gail: Jacques
955	[25/09/2021, 16:01:50] Darren de Rodez.: Perfect
956	[25/09/2021, 16:12:50] Gail: Let me know when you are sorted
957	[25/09/2021, 16:22:53] Darren de Rodez.: audio omitted
958	[27/09/2021, 00:07:56] Darren de Rodez.: Hola mam. I hope the service went well and it wasn't all too traumatic 🙏🙏🙏😞. How is Jen holding up?
959	[27/09/2021, 07:42:52] Gail: Morning,! It was super sad, but a successful send off.
960	[27/09/2021, 14:38:53] Darren de Rodez.: Im glad it went well 🙏🙏
961	[27/09/2021, 14:39:02] Darren de Rodez.: Just back from sorting my visa extension
962	[27/09/2021, 14:39:31] Darren de Rodez.: Can you please come back to me re when we can start to decorate pls. And also the prop shoot day
963	[27/09/2021, 14:41:03] Gail: I am back on track from tomorrow morning.... just had a lot of clean up and seeing people off today. 🙏
964	[27/09/2021, 14:43:33] Darren de Rodez.: Of course. I shall leave with thee
965	[27/09/2021, 18:27:04] Darren de Rodez.: I may have a let on Hove from 1st October. If I do do you think the Llandudno owners would be open to starting the tenancy earlier
966	[27/09/2021, 20:10:14] Gail: I can ask...
967	[27/09/2021, 20:10:58] Gail: Maybe you can use the top level?
968	[27/09/2021, 20:46:30] Darren de Rodez.: You mean share? lol.. oh my .. Im not sure theyd want that. I tend to bring a whirlwind of activity with me and sweep all else out of my way like a tornado. LOOOOL
969	[27/09/2021, 20:48:03] Darren de Rodez.: If its convenient for them and they d like to start getting rent earlier then thats wonderful. If it puts them ot or under additional pressure then i can rent somewhere for two weeks. Id have to pay 40k for the two weeks at Llundudno anyway. But i thought they might prefer the cash and also it would mean i could submerge myself in the property and get cracking.
970	[27/09/2021, 20:48:29] Darren de Rodez.: If not ill book me and the pups into the Mount Nelson and chillax (jokes)
971	[28/09/2021, 20:24:09] Darren de Rodez.: Hellooooo lovely lady.
972	[28/09/2021, 20:24:24] Darren de Rodez.: complete waste of time re the potential let in October
973	[28/09/2021, 20:26:40] Gail: Just as well, just got home from work.... I didn't have a moment to ask... but i promise to speak with Inge tomorrow re the prop pics and starting with the lower level 🙏🙏
974	[28/09/2021, 20:32:03] Darren de Rodez.: That's cool. No worries 🙏🙏🙏
975	[28/09/2021, 20:32:54] Gail: ❤️ 🙏
976	[29/09/2021, 08:38:41] Gail: Good morning!
977	[29/09/2021, 08:39:05] Gail: How is my little friend today?
978	[29/09/2021, 08:39:21] Gail: I have some good news for you
979	[29/09/2021, 08:39:42] Gail: but it will cost ya.....!!
980	[29/09/2021, 08:39:51] Darren de Rodez.: you found me a clifton bungalow or Feliix Mallard wants to [ropose?
981	[29/09/2021, 08:40:17] Darren de Rodez.: No. im not doing my dominatrix for you again
982	[29/09/2021, 08:41:09] Gail: Ha ha.... I actually am trying to find you a Bungalow..... and i dobt know who Felix is
983	[29/09/2021, 08:41:37] Gail: You have access to go and start at your new house

984	[29/09/2021, 08:41:51] Darren de Rodez.: https://www.google.com/search?q=felix+mallard&rlz=1C1EXJR_enGB865GB865&sxsrf=AOaemvI7DuoDEAiEYOLkn-1ynPI1qwvfVw:1632897689139&source=Inms&tbm=isch&sa=X&ved=2ahUKewi5rdz1yaPzAhWxQkEAHeTmBMEQ_AUoAXoECAEQAw&biw=2133&bih=1041&dpr=0.9#imgrc=WPh1gGmSdIYzvM
985	[29/09/2021, 08:42:04] Darren de Rodez.: er, my future husband.. he just doesnt know it yet
986	[29/09/2021, 08:42:15] Darren de Rodez.: Yippeeeeeeeeeeeeeeeeeeee
987	[29/09/2021, 08:42:24] Darren de Rodez.: so i can move the nigerians in?
988	[29/09/2021, 08:42:45] Gail: Oooo very cute
989	[29/09/2021, 08:44:14] Gail: audio omitted
990	[29/09/2021, 08:46:34] Darren de Rodez.: wonderful. so access is via the housekeeper? do yu have his number?
991	[29/09/2021, 08:47:28] Darren de Rodez.: so please, for Christmas id like a bungalow and felix. ive been a good boy and asked santa too
992	[29/09/2021, 08:47:42] Darren de Rodez.: this is very helpful.
993	[29/09/2021, 08:56:21] Gail: Lets work through Inge initially. Once they are back, then we will have check with them each time you want to there until it becomes comfortable for all 😊
994	[29/09/2021, 08:58:27] Darren de Rodez.: Okey doeky.. thats great. wel tomorrow i will organise the prop day, its gonna be tight as only have one day to plan but shall make it happen,
995	[29/09/2021, 08:58:43] Gail: Oh would you like to view that B&B in Hout Bay that i was telling you about??
996	[29/09/2021, 08:58:45] Darren de Rodez.: and will also make and start re decorating.
997	[29/09/2021, 08:59:01] Darren de Rodez.: i cant wait for you to see it once finisehd.. the garden is going to be spectacular
998	[29/09/2021, 08:59:11] Darren de Rodez.: yes mam i would
999	[29/09/2021, 08:59:14] Darren de Rodez.: are they interested?
1000	[29/09/2021, 08:59:17] Gail: Also Maison Noir for a look see
1001	[29/09/2021, 09:00:10] Gail: They would prefer to sell, but have a look and we can then make them an offer if you think it can work
1002	[29/09/2021, 09:01:15] Darren de Rodez.: okey dokey. as long as im not having to persuade them to rent lol
1003	[29/09/2021, 09:01:41] Darren de Rodez.: id be interested in buying it but once its up and running and im confident i can make it work.
1004	[29/09/2021, 09:03:15] Darren de Rodez.: image omitted
1005	[29/09/2021, 09:03:26] Darren de Rodez.: can you re send me the link pls and ill send to tania
1006	[29/09/2021, 09:04:00] Gail: It is up and running, can get figures for you, but have a look first
1007	[29/09/2021, 09:06:26] Darren de Rodez.: i have the dentist today at 12 and channing is taking me on a spa date at 1pm but after that im free
1008	[29/09/2021, 09:09:41] Gail: Okay, so around 3.00pm?
1009	[29/09/2021, 09:11:05] Darren de Rodez.: by make it work i mean real understanding of what profit it makes and what profit it could make. So that i dont doubt it can make a profit but i has to make a profit relative to the time needed that makes it worth it while. i came to cape town for a better work life balance. I am lucky enough to have enough in jewels and art to not ever need to work so any project has to be worth while. emotionally and mentally as well as finacialy if that makes sense and doesn sound pompous. ive done my share of the workaholic entrepreneur bullshit and nearly killed myself doing it 🙄🙄🙄🙄🙄🙄
1010	[29/09/2021, 09:11:12] Darren de Rodez.: perfect madam
1011	[29/09/2021, 09:23:43] Gail: 🙏
1012	[29/09/2021, 09:32:05] Darren de Rodez.: so re Llandudno. we can go this afternoon? and ill try to get the prop shoot for tomorrow

1013	[29/09/2021, 09:33:03] Gail: 🏠
1014	[29/09/2021, 10:40:52] Gail: Yo yo.... is Heaven available from 21 Oct to 1 November? 11 nights?
1015	[29/09/2021, 10:41:31] Gail: Its for a regular client, 3 Adults and 4 kids
1016	[29/09/2021, 10:42:34] Gail: Offer is R 13 000 per night.... R 143 000 total
1017	[29/09/2021, 11:05:03] Darren de Rodez.: Okey cool. Lemme check. I know there's one in for October. Although it's Airbnb and I'm not keen on their flexi cancellation policy
1018	[29/09/2021, 11:18:02] Gail: Please do... it would be perfect for them
1019	[29/09/2021, 12:18:25] Gail: I got us in for a walk through at Maison Noir at 3.30, so try to get to Hout and About a little earlier 🙏
1020	[29/09/2021, 12:35:30] Gail: 19 Pondicherry Ave, Hout Bay
1021	[29/09/2021, 12:39:19] Darren de Rodez.: Ooooo. Are we seeing the guests house 🏠
1022	[29/09/2021, 12:42:07] Darren de Rodez.: audio omitted
1023	[29/09/2021, 12:42:18] Darren de Rodez.: image omitted
1024	[29/09/2021, 13:25:25] Darren de Rodez.: audio omitted
1025	[29/09/2021, 13:25:49] Darren de Rodez.: image omitted
1026	[29/09/2021, 13:26:00] Darren de Rodez.: Yipppeeee
1027	[29/09/2021, 13:28:09] Gail: audio omitted
1028	[29/09/2021, 13:28:42] Darren de Rodez.: Okey. What time shall we meet you
1029	[29/09/2021, 13:29:14] Darren de Rodez.: Yes pls. Can we go to Llandudno before at all?
1030	[29/09/2021, 13:30:55] Gail: Sure
1031	[29/09/2021, 13:43:59] Gail: audio omitted
1032	[29/09/2021, 13:47:54] Darren de Rodez.: Deal
1033	[29/09/2021, 13:59:13] Darren de Rodez.: If we say yes to the guests when will they make a decision
1034	[29/09/2021, 14:07:29] Gail: Can possibly send more pics of the kitchen?
1035	[29/09/2021, 14:08:09] Gail: i think they want to see what appliances are there as well as a scullery?
1036	[29/09/2021, 14:10:39] Darren de Rodez.: I can take when I get back home. It's all Bosch and top quality
1037	[29/09/2021, 14:11:59] Gail: 🏠
1038	[29/09/2021, 14:44:29] Darren de Rodez.: Heading to 19 Pondicherry Ave, Hout Bay now
1039	[29/09/2021, 14:46:07] Gail: I am here
1040	[29/09/2021, 17:01:56] Darren de Rodez.: Thank you for today. Guest house has potential. And maison noir is property porn 🤩👉👉👉👉
1041	[29/09/2021, 17:03:29] Gail: You are most welcome!
1042	[29/09/2021, 17:03:47] Gail: I love it when I am right 🤩
1043	[29/09/2021, 17:04:47] Gail: This is the one in Clifton... your thoughts
1044	[29/09/2021, 17:04:51] Gail: <a href="https://cape.luxury/property/white-cliffs-apartment/">https://cape.luxury/property/white-cliffs-apartment/</a>
1045	[29/09/2021, 17:06:39] Gail: This is the hobbit house that I was telling you about...
1046	[29/09/2021, 17:06:42] Gail: <a href="https://rawson.co.za/property/to-rent/camps-bay-rentals/1106868">https://rawson.co.za/property/to-rent/camps-bay-rentals/1106868</a>
1047	[29/09/2021, 17:33:20] Darren de Rodez.: audio omitted
1048	[29/09/2021, 17:35:45] Gail: audio omitted
1049	[29/09/2021, 17:37:27] Darren de Rodez.: Thank you. We will likely leave some of the stuff there thats going to be moved there anyway
1050	[29/09/2021, 17:40:51] Gail: audio omitted
1051	[29/09/2021, 17:43:37] Darren de Rodez.: Lets do Tuesday purely because i gives us more time to buy an get stuff there

1052	[29/09/2021, 17:53:09] Darren de Rodez.: I just got sent a link and ill send it to you. He was a paying guest. I knew he had a you-tube travel channel and blog but there was no comp or freebie or "collab".. I had no idea and not spoken since. and we are "the best airbnb hes stayed in" 😊😊😊😊😊😊😊😊. Im superchuffed
1053	[29/09/2021, 17:53:37] Darren de Rodez.: Hey D. My video of your place was just posted.
1054	
1055	<a href="https://youtu.be/l8zEh-pQKu8">https://youtu.be/l8zEh-pQKu8</a>
1056	[29/09/2021, 17:56:33] Darren de Rodez.: I think the B&B desiged like Maison Noir and with a full time private chef could be a winner
1057	[29/09/2021, 17:56:54] Darren de Rodez.: i have an interior deisgn lady in mind. ifneeded can we take her tomorrow
1058	[29/09/2021, 18:28:08] Gail: No problem, just let me know what time
1059	[29/09/2021, 18:28:29] Gail: I really do think so too 🙌
1060	[29/09/2021, 18:28:43] Gail: And i can assist with that too
1061	[29/09/2021, 18:29:04] Darren de Rodez.: assist with?
1062	[29/09/2021, 18:29:19] Gail: A chef...
1063	[29/09/2021, 18:29:49] Darren de Rodez.: It could be amazing. dont get me wrong what they have done is exceptional. Especially as they did it themseves and i cnat imagine it mustfeel to let it go. But to make moey today the property has to blow your socks off
1064	[29/09/2021, 18:30:34] Darren de Rodez.: yes please. the cost per room is marginal but the kudos of having a private chef there all day to make you lunch and dinner is a game changer
1065	[29/09/2021, 18:31:02] Gail: I would do it in a flash... cheffing and entertaining people... but I don't think you could afford me 🤔🤔🤔
1066	[29/09/2021, 18:32:13] Darren de Rodez.: Hehe ,, well if this works then maybe the next one should be along the lines of Maison Noir ... or do you know the Soho House Group?
1067	[29/09/2021, 18:32:24] Gail: Totally agree, that's why i thought to bring it to you.... Your style and flair will make it what i really think it could be
1068	[29/09/2021, 18:32:56] Gail: Don't know Soho
1069	[29/09/2021, 18:37:21] Gail: Please call Mathew directly on 076 615 4163 to arrange. Don't want to be a momanager 🙌
1070	[29/09/2021, 18:57:55] Gail: Please send me some kitchen pictures
1071	[29/09/2021, 20:04:13] Darren de Rodez.: image omitted
1072	[29/09/2021, 20:04:13] Darren de Rodez.: image omitted
1073	[29/09/2021, 20:04:13] Darren de Rodez.: image omitted
1074	[29/09/2021, 20:04:13] Darren de Rodez.: image omitted
1075	[29/09/2021, 20:04:13] Darren de Rodez.: image omitted
1076	[29/09/2021, 20:04:13] Darren de Rodez.: image omitted
1077	[29/09/2021, 20:04:13] Darren de Rodez.: image omitted
1078	[29/09/2021, 20:04:46] Darren de Rodez.: image omitted
1079	[29/09/2021, 20:11:48] Darren de Rodez.: video omitted
1080	[29/09/2021, 20:12:31] Darren de Rodez.: *OVEN & HOB - BOSCH
1081	*FRIDGE - BOSCH
1082	*KETTLE - Dilonghi
1083	*TOASTER - Dilonghi
1084	*WINE FRIDGE - SAMSUNG
1085	*DISHWASHER - BOSCH
1086	*2ND OVEN & HOB - SIEMENS
1087	*NUTRIBULLET
1088	*AIRFRYER - ROYAL HOMEWARE

1089	*NESPRESSO VERTUO & MILK FROTHER
1090	*SECOND NESPRESSO MACHINE AND FROTHER
1091	*SMEG FOOD MIXER
1092	ADDITIONAL FRIDGE. SMEG
1093	*MICROWAVE – BOSCH & RUSSELL HOBBS
1094	*SODASTREAM
1095	[29/09/2021, 20:48:24] Darren de Rodez.: Re Hout and about you think R100k?
1096	[29/09/2021, 20:49:44] Darren de Rodez.: If you let me know the guests main needs / concern / questions re the kitchen I can respond. I'm a very decent cook and cook every night and we have cooked for 20 people dinner parties from that kitchen so it can cater to any chef's needs 🙏🙏
1097	[29/09/2021, 21:05:23] Darren de Rodez.: image omitted
1098	[29/09/2021, 21:05:23] Darren de Rodez.: image omitted
1099	[29/09/2021, 21:05:23] Darren de Rodez.: image omitted
1100	[29/09/2021, 21:05:23] Darren de Rodez.: image omitted
1101	[29/09/2021, 21:17:05] Darren de Rodez.: video omitted
1102	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1103	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1104	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1105	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1106	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1107	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1108	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1109	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1110	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1111	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1112	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1113	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1114	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1115	[29/09/2021, 21:23:14] Darren de Rodez.: image omitted
1116	[29/09/2021, 21:39:28] Gail: He's cute, can cook for me anytime 🍷
1117	[29/09/2021, 21:40:57] Gail: Pics of Llandudno look so much better... I am going to use them..
1118	[29/09/2021, 22:21:57] Gail: I will put some ideas together... he wants to sell, but I am thinking of being clever here.. we can chat in the morning 🗣️
1119	[29/09/2021, 22:22:55] Darren de Rodez.: He's very cute. They always are. But they still end up a car crash. Just a cute car crash
1120	[29/09/2021, 22:23:04] Darren de Rodez.: He he
1121	[29/09/2021, 22:25:54] Gail: What should we ask per day? I am thinking R 15k? 7 days minimum?
1122	[29/09/2021, 22:26:34] Darren de Rodez.: Whst for lol ? Llandudno?
1123	[29/09/2021, 22:27:14] Darren de Rodez.: Ahaaaa. Surely though he's better off if he gets a guaranteed monthly income and sells it in a year or two
1124	[29/09/2021, 22:40:21] Gail: Depends on how desperate he is for cash.... He wants R12 million, but if you are interested to buy it, we could offer R10 million with a year occupational rent at R120 000 to include an option to opt out of sale 6 months prior to end of lease. That's me thinking roughly. It can also be that you can pay him in the UK, that way no taxes. There are a few options... i need to think it through and find the best option. But it would definitely be a great investment to buy this one, but we need to do it cleverly
1125	[29/09/2021, 22:41:13] Darren de Rodez.: okey dokey. agreed. lets do this cxleverly rather than hastily


























1126	[29/09/2021, 22:41:26] Darren de Rodez.: what was he turning ver in good months
1127	[29/09/2021, 22:41:44] Gail: Exactamagactly!!
1128	[29/09/2021, 22:45:04] Gail: Hard to say because of Covid... but i told you what is in place now... I personally think it could be more if it can be "jushed" up and marketed properly. It has so much potential, its crazy.
1129	[29/09/2021, 22:50:07] Gail: Remember we chatted about the migration of holiday people moving from Camps Bay. Personally, i think Hout Bay / Llandudno will be the next go to place for the serious travellers. Especially the A listers, i mean just look at Maison Noir and the money that guy is sinking in there, and he is getting a good return... the secret is style and comfort. Just saying..
1130	[29/09/2021, 22:52:00] Darren de Rodez.: I think the purchase price makes it a goer. even if i borrow the majority and at not especially great interest rates the repayments even with capital repayments isnt large. Id likely try to pay it down as quickly as possible. I think 500,000GBP is a very magable amount for a house like that
1131	[29/09/2021, 22:52:19] Darren de Rodez.: ill have to start saving as thats a lotta BJs
1132	[29/09/2021, 22:53:01] Gail: You are too funny and i love it 😊
1133	[29/09/2021, 22:54:51] Gail: We can crunch numbers over lunch. Do you still want your person to view tomorrow?
1134	[29/09/2021, 22:56:03] Gail: You can do it... I may consider assisting... 😊😊
1135	[29/09/2021, 22:55:09] Darren de Rodez.: if i can show a years income i think then thatll be much easier as well
1136	[29/09/2021, 23:17:33] Darren de Rodez.: Oh my. Sharing is caring. Will reduce the jaw ache
1137	[29/09/2021, 23:17:56] Darren de Rodez.: Yes please. We are taking her to Llandudno
1138	[29/09/2021, 23:18:49] Gail: So Llandudno and H&A? i need to make a time at H&A
1139	[29/09/2021, 23:19:03] Darren de Rodez.: Liquid lunch and numbers. A toxic mix 🤔
1140	[29/09/2021, 23:19:24] Gail: Did you tell Wellen that you were going to be there tomorrow?
1141	[29/09/2021, 23:19:37] Darren de Rodez.: Llandudno we still be at all day. So I hope they have now told Wellen
1142	[29/09/2021, 23:19:57] Gail: If so, what time so i can keep Inge in the loop
1143	[29/09/2021, 23:20:37] Darren de Rodez.: I'd say it'll be roughly 11am. Allows time for the removal guys to pack some stuff.
1144	[29/09/2021, 23:20:39] Gail: They don't know, so I will message her in the morning
1145	[29/09/2021, 23:21:09] Gail: 🙏
1146	[29/09/2021, 23:21:55] Gail: Pack stuff from your place? Not from theirs
1147	[29/09/2021, 23:22:48] Darren de Rodez.: Lol. Yes. Take our lovely stuff over their to take photos so their awful stuff isn't in the photos then take our lovely stuff back 😊
1148	[29/09/2021, 23:23:15] Darren de Rodez.: Although will likely leave some items there eg a few throws, vases etc
1149	[29/09/2021, 23:24:00] Gail: Okay, cool, so you will take your own pics in the meantime i. e tomorrow?
1150	[29/09/2021, 23:26:11] Darren de Rodez.: I've messaged matthew. We'll take ours tomorrow and matthew can take his Tuesday. If the owners are ok with it I'll leave as much nee stuff there as possible as it'll be for there anyway
1151	[30/09/2021, 08:52:00] Gail: Good morning young man 🍷
1152	[30/09/2021, 08:53:56] Darren de Rodez.: Good morning young lady of the valley
1153	[30/09/2021, 08:54:22] Darren de Rodez.: How be thee on this fineth morn in the little hamlet of Hout
1154	[30/09/2021, 08:56:54] Gail: Spiffy, how are thee in the camping village of the Bay?
1155	[30/09/2021, 09:01:39] Darren de Rodez.: I am brightly well and full of vigour younget lady of Hout. Just awaketh from slumber after a long night of deflowering young wenches
1156	

1157	So sooneth I make haste to the Clinic of the Clap to clam the STIs from said young wenches
1158	[30/09/2021, 09:24:02] Gail: 🤔🤔🤔ok, i am not that good, I concede!
1159	[30/09/2021, 09:24:44] Gail: Busy with invoices and preparing your options 🤖
1160	[30/09/2021, 09:27:19] Darren de Rodez.: Lol. Probably best. There's no end to how purile and childish I can be 🤔
1161	[30/09/2021, 09:27:45] Darren de Rodez.: When will you hear from the guests who wanted to see inside my panties? I mean pantry
1162	[30/09/2021, 09:37:28] Gail: It was only sent last night, but we should hear today sometime 🙏
1163	[30/09/2021, 09:51:05] Darren de Rodez.: Super duper star ship trooper
1164	[30/09/2021, 09:53:23] Darren de Rodez.: quick question re LL. (Has been christened Llandudno Luxe) when does the garden get the sun as am speaking with your genius boy about when to shoot
1165	[30/09/2021, 10:05:15] Gail: The sun sets straight ahead, so a dusk shoot would be awesome
1166	[30/09/2021, 10:05:36] Gail: Garden gets sun for most of the day.
1167	[30/09/2021, 10:06:11] Gail: You will see for yourself as i have let Wellen know that you will be there around 11
1168	[30/09/2021, 10:08:35] Gail: Mathew's latest.... 😊
1169	[30/09/2021, 10:08:36] Gail: <a href="https://www.instagram.com/p/CUb15M8KEJ6/?utm_medium=copy_link">https://www.instagram.com/p/CUb15M8KEJ6/?utm_medium=copy_link</a>
1170	[30/09/2021, 10:23:24] Darren de Rodez.: Super.
1171	[30/09/2021, 10:24:02] Darren de Rodez.: Our builder guy is heading to Llandudno shortly to look at the kitchens to see what can be done re facias and counter tops
1172	[30/09/2021, 10:53:08] Gail: Will you be there with him?
1173	[30/09/2021, 10:54:03] Darren de Rodez.: Nope. I'm heading there in an hour. They are just measuring the cabinets to quote for new
1174	[30/09/2021, 10:54:19] Gail: Remember, we still have to keep this on the downlow... don't want nosey neighbors to report or gossip about anything until you are there... also with Wellen
1175	[30/09/2021, 10:54:41] Darren de Rodez.: I dint see how we can keep this from wellen tbh
1176	[30/09/2021, 10:55:00] Darren de Rodez.: Can't they just say we are renting it to wellen
1177	[30/09/2021, 10:56:10] Gail: I need to let Inge know who will be in her house, so please, let me get the ok from her first...
1178	[30/09/2021, 10:57:08] Darren de Rodez.: The builder for now. He'll be ten mins to measure up
1179	[30/09/2021, 10:58:30] Gail: 🙏
1180	[30/09/2021, 10:59:02] Darren de Rodez.: Then our team with the furniture. Set it up. Photograph it. Then take it back.
1181	[30/09/2021, 10:59:25] Darren de Rodez.: There's no way round the fact it's gonna be busy as hell. But that's coz we only have one day window
1182	[30/09/2021, 11:00:50] Gail: Your guy is already there 🤖
1183	[30/09/2021, 11:01:14] Gail: All good
1184	[30/09/2021, 11:01:43] Gail: I must do it proper like 🤖
1185	[30/09/2021, 11:06:42] Gail: Are you still wanting to pop in at H&A?
1186	[30/09/2021, 14:21:18] Darren de Rodez.: Hola. Sorry. Mad house
1187	[30/09/2021, 14:35:07] Gail: Indeed, i popped my head in at LL.... sooo many people.... a tad concerned as there is nothing in play should anything go amiss or get broken 🤖
1188	[30/09/2021, 14:36:14] Darren de Rodez.: audio omitted
1189	[30/09/2021, 14:40:30] Gail: audio omitted
1190	[30/09/2021, 14:51:55] Darren de Rodez.: audio omitted
1191	[30/09/2021, 15:03:04] Gail: audio omitted
1192	[30/09/2021, 15:05:48] Gail: image omitted

1193	[30/09/2021, 15:12:16] Darren de Rodez.: He he
1194	[30/09/2021, 15:12:27] Darren de Rodez.: I hope they're ok with it being changed
1195	[30/09/2021, 15:31:02] Gail: Yeppppp
1196	[30/09/2021, 18:05:52] Darren de Rodez.: audio omitted
1197	[30/09/2021, 18:23:10] Gail: audio omitted
1198	[30/09/2021, 18:47:52] Darren de Rodez.: Do you know what time they are coming back
1199	[30/09/2021, 18:48:09] Darren de Rodez.: We can heave it all on the ground floor if they don't use thst
1200	[30/09/2021, 19:33:03] Gail: I will check
1201	[30/09/2021, 19:39:44] Darren de Rodez.: Thank you. We just bought R200k of stuff from block and chisel. It makes sense it stays there rather than bring it all back here then back there. But I dint want to upset anyone
1202	[30/09/2021, 19:40:18] Darren de Rodez.: If we have tomorrow morning can send couple people to put it all on the Ground floor
1203	[30/09/2021, 19:40:42] Darren de Rodez.: Ps. Is the housekeeper always that miserable 🤔👍
1204	[30/09/2021, 19:41:32] Gail: Shame, i think he is just overwhelmed. He is really super nice
1205	[30/09/2021, 19:46:26] Darren de Rodez.: I think probably the case. It must have felt like an invasion
1206	[30/09/2021, 19:49:09] Gail: Hence why we had to do things on the down low...
1207	[30/09/2021, 19:52:00] Darren de Rodez.: This is the pan and tell me if any of this isnt acceptable.
1208	[30/09/2021, 19:52:01] Darren de Rodez.: They are unloading the stuff from block and chisel
1209	
1210	Then they will bring back ALL the stuff that from Hove so none of it is in the property in the way of the owner
1211	
1212	The guys on site (Michael. Marcel, Marchant, Angelo and also Annie) wil put the block and chisel stuff in place, quick pics and finish
1213	
1214	If the owners are happy to have the new stuff around the house we can leave as is
1215	
1216	If they don't we can move it all to the ground floor. The removal guys can do that at 10am
1217	
1218	If they don't want the stuff in the house at the removal guys can collect at 10am tomorrow
1219	
1220	I have zero issue wit the stuff being there. The owners wont damage it and if something got accidental damaged (highly unlikely) im chilled as it'll cost a few thousand just to bring ot back then back there again and we have limited storage here anyway. which is a waste
1221	
1222	So, whatever the owners want or comfortable with I will make happen
1223	
1224	If Im being confusing you can call me on the Batphone
1225	[30/09/2021, 19:53:20] Gail: No, all good and understood. 🙏
1226	[30/09/2021, 19:55:05] Gail: You got pics?? Dying to see 🙏
1227	[30/09/2021, 20:03:57] Gail: audio omitted
1228	[30/09/2021, 20:04:20] Gail: audio omitted
1229	[30/09/2021, 20:05:25] Darren de Rodez.: Just asked Angelo 🙏
1230	[30/09/2021, 20:06:36] Darren de Rodez.: Perfect
1231	[30/09/2021, 20:06:40] Darren de Rodez.: She sounds lovely



1268	[01/10/2021, 15:24:25] Darren de Rodez.: What happened. They rang the wrong bell?
1269	[01/10/2021, 15:24:47] Darren de Rodez.: Other than matthew taking pics we are done now until we move in
1270	[01/10/2021, 16:26:17] Gail: audio omitted
1271	[01/10/2021, 16:39:06] Darren de Rodez.: The VW was the PA of the owner.
1272	[01/10/2021, 16:42:57] Darren de Rodez.: I spoke to the team. Reason the removal guy rang No.14 by accident. the woman ( i assume seeing a black man ) thought it was some kind of heist. She was extremely rude, extremely paranoid. Reason called Michael to ask what to do with the hysterical lady and Micheal could hear her inthe background. Reason apologised and went to No.16. His conclusion was "oh good luck, your new neighbour is nuts"
1273	[01/10/2021, 17:41:29] Gail: 🤖🤖🤖
1274	[01/10/2021, 17:41:56] Darren de Rodez.: Thank you for our new nutty neighbours 😊
1275	[01/10/2021, 17:42:02] Darren de Rodez.: 🙏
1276	[01/10/2021, 17:42:41] Gail: That was not part of the choc sundae!
1277	[01/10/2021, 17:43:18] Darren de Rodez.: Oh she sounds like the full fruit and nut job
1278	[01/10/2021, 17:43:26] Darren de Rodez.: Llandudno people are quite strange
1279	[01/10/2021, 19:53:37] Gail: Yeah, they do have a sense of grandeur, living in a 'private, privileged' suburb.
1280	[01/10/2021, 19:54:19] Gail: Now you can understand why Keith said that you are the owner of the house
1281	[01/10/2021, 19:55:01] Darren de Rodez.: They are stuck up, up tight, self important egoists.
1282	[01/10/2021, 19:55:19] Darren de Rodez.: Can't stand people who look down on others. It's very unattractive
1283	[01/10/2021, 20:00:28] Gail: it takes all types to make a world, darling!!
1284	[01/10/2021, 20:02:44] Darren de Rodez.: Yes it does. Hence why people need to learn to be more tolerant and less judgemental.
1285	It's cool. I'm sure after a month I'll have her dancing on the table in just he support panties and licking whipped cream off a go go boys abs
1286	[01/10/2021, 20:31:15] Gail: I would not expect anything less, me darling 😊❤️
1287	[01/10/2021, 22:09:05] Darren de Rodez.: image omitted
1288	[01/10/2021, 22:09:05] Darren de Rodez.: image omitted
1289	[01/10/2021, 22:09:05] Darren de Rodez.: image omitted
1290	[01/10/2021, 22:09:05] Darren de Rodez.: image omitted
1291	[01/10/2021, 22:09:05] Darren de Rodez.: image omitted
1292	[01/10/2021, 22:23:30] Gail: audio omitted
1293	[01/10/2021, 22:24:13] Gail: audio omitted
1294	[01/10/2021, 22:38:28] Darren de Rodez.: they put most of the stuff in the sauna and the ground floor as directed by Wales. A lot of stuff came back here. I was conscious of not seeming rude or inconsiderate of Inga or the fact they have to live there for a week or two still. But once we have made decent headway they are welcome at any time to come look. Now or in the future,
1295	[01/10/2021, 22:39:49] Darren de Rodez.: On the subject of furniture. i assume everything remains and then we work backwards from there. Im not sure if they ontend to leave thigs like the sewing mahcine r manikin etc because i love those 😊
1296	[01/10/2021, 22:41:16] Darren de Rodez.: Oooo. one other question. We bought some rather chic and super expensive chairs for the garden. BUT they dont fit through the front door. Is there anyother ay intothe garden, other than overthe roof, so we can get them in
1297	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1298	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1299	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted

1300	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1301	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1302	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1303	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1304	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1305	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1306	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1307	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1308	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1309	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1310	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1311	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1312	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1313	[02/10/2021, 16:59:29] Darren de Rodez.: image omitted
1314	[02/10/2021, 17:34:48] Gail: Love these loungers 
1315	[02/10/2021, 18:01:21] Darren de Rodez.: slowly starting to transform the place wit some fairy dust. Dusted by a big fairy
1316	[02/10/2021, 18:24:40] Gail:  
1317	[02/10/2021, 19:11:37] Darren de Rodez.: Ps. I've literally just agreed the sale of piece of art at Maddox in Mayfair.              
1318	
1319	One of the Damien Hursts I have.
1320	
1321	So now I urgently need to get a move on with some more properties or I'll a) spend it on fast cars and lose women and miss the peak season   
1322	[02/10/2021, 20:14:25] Gail: Oh Wow, can we meet on Monday to discuss H&A then?
1323	[02/10/2021, 20:39:56] Darren de Rodez.: We can indeed.
1324	[02/10/2021, 20:40:15] Darren de Rodez.: What about any of the villas we have discussed to date
1325	[02/10/2021, 20:40:40] Darren de Rodez.: The good thing is an owner can see Llandudno as a second exampl
1326	[02/10/2021, 20:44:06] Gail: We can chat over coffee on Monday 
1327	[02/10/2021, 22:02:45] Darren de Rodez.: Super duper
1328	[03/10/2021, 09:29:45] Gail: Good morning superstar!
1329	[03/10/2021, 09:48:41] Darren de Rodez.: Morning gorgeous
1330	[03/10/2021, 09:49:07] Darren de Rodez.: I just relaised Masttew is waiting for us to say what time re the photos. You know best. would you do afternoon r sunsent
1331	[03/10/2021, 10:12:32] Gail: Sunset, but we still have to arrange with Inge, or is everything ready?
1332	[03/10/2021, 10:20:35] Darren de Rodez.: We just need to know when and ill arrange fr some people t be there say 2 hours before to set it all up
1333	[03/10/2021, 11:17:55] Gail: 
1334	[03/10/2021, 11:35:24] Darren de Rodez.: Shall I leave with you to sort with Inga
1335	[03/10/2021, 12:13:19] Gail: 
1336	[03/10/2021, 12:14:11] Gail: Do you want to aim for Tuesday or Wednesday? I suppose its weather dependent
1337	[03/10/2021, 12:19:11] Darren de Rodez.: Wednesday sounds good to me.
1338	[03/10/2021, 12:19:31] Darren de Rodez.: We have some deliveries arriving this week. All garden stuff so it won't be in the way
1339	[03/10/2021, 12:20:43] Darren de Rodez.: image omitted

1340	[03/10/2021, 12:20:43] Darren de Rodez.: image omitted
1341	[03/10/2021, 12:20:43] Darren de Rodez.: image omitted
1342	[03/10/2021, 12:27:09] Gail: We are off to have lunch in Blouberg..
1343	[03/10/2021, 12:51:47] Darren de Rodez.: Ooooo. You and your man squeeze?
1344	[03/10/2021, 12:51:58] Darren de Rodez.: Will you sort with matthew or?
1345	[03/10/2021, 13:00:49] Darren de Rodez.: video omitted
1346	[03/10/2021, 13:04:42] Gail: 🍷
1347	[03/10/2021, 13:06:00] Darren de Rodez.: image omitted
1348	[03/10/2021, 13:06:00] Darren de Rodez.: image omitted
1349	[03/10/2021, 13:06:00] Darren de Rodez.: image omitted
1350	[03/10/2021, 13:06:00] Darren de Rodez.: image omitted
1351	[03/10/2021, 13:06:00] Darren de Rodez.: image omitted
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1358	[03/10/2021, 13:06:00] Darren de Rodez.: image omitted
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1364	[03/10/2021, 13:06:00] Darren de Rodez.: image omitted
1365	[03/10/2021, 13:06:00] Darren de Rodez.: image omitted
1366	[03/10/2021, 13:06:00] Darren de Rodez.: image omitted
1367	[03/10/2021, 13:06:00] Darren de Rodez.: image omitted
1368	[03/10/2021, 13:06:00] Darren de Rodez.: image omitted
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1375	[03/10/2021, 13:06:01] Darren de Rodez.: image omitted
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1400	[03/10/2021, 13:06:36] Darren de Rodez.: image omitted
1401	[03/10/2021, 13:06:36] Darren de Rodez.: image omitted
1402	[03/10/2021, 13:06:36] Darren de Rodez.: image omitted
1403	[03/10/2021, 13:06:36] Darren de Rodez.: image omitted
1404	[03/10/2021, 13:06:35] Gail: By the way, i think there is a Llandudno Luxe already 🤔
1405	[03/10/2021, 13:06:57] Darren de Rodez.: Oh no !!!'
1406	[03/10/2021, 13:07:26] Darren de Rodez.: I loved "Llandudno Lush" but it sounded like a drunk housewife from Llandudno 😏😏😏
1407	[03/10/2021, 13:07:59] Gail: 🤔
1408	[04/10/2021, 07:58:30] Darren de Rodez.: Hola hola gorgeous.
1409	[04/10/2021, 07:58:52] Gail: Good morning 🌞
1410	[04/10/2021, 07:59:25] Darren de Rodez.: I have a secret that might be a secret or maybe not a secret but it's secret whether it's secret or not
1411	[04/10/2021, 08:00:02] Darren de Rodez.: I think I may be getting a 9 bedroom house at the very top of Llandudno. Almost as you come in ❤️❤️❤️❤️❤️❤️
1412	[04/10/2021, 08:00:30] Gail: Without me?????
1413	[04/10/2021, 08:01:17] Gail: Is it Jean Marc's place?
1414	[04/10/2021, 08:06:27] Darren de Rodez.: Who is Jean Marc ?
1415	[04/10/2021, 08:06:28] Gail: Are you still keen to meet today re H&A?
1416	[04/10/2021, 08:06:34] Darren de Rodez.: Yes pls
1417	[04/10/2021, 08:06:41] Darren de Rodez.: Without you ?
1418	[04/10/2021, 08:07:00] Gail: He has a massive place also close to the top
1419	[04/10/2021, 08:07:07] Darren de Rodez.: It's the father in law of the lady who trains the puppies. They saw what we did at hove
1420	[04/10/2021, 08:07:20] Gail: Aha!
1421	[04/10/2021, 08:07:27] Darren de Rodez.: All I know is he seems to be richer than Midas with a few places in Llandudno.
1422	[04/10/2021, 08:07:42] Darren de Rodez.: She is a total gem. The puppies second mum lol
1423	[04/10/2021, 08:07:58] Gail: I would love to see
1424	[04/10/2021, 08:08:06] Darren de Rodez.: If I can get it I'll do it up and uou can have it. It's massive
1425	[04/10/2021, 08:09:12] Gail: What time would be good for you today? We can meet on the properties or?
1426	[04/10/2021, 08:09:22] Gail: *property



1427	[04/10/2021, 08:10:41] Darren de Rodez.: audio omitted
1428	[04/10/2021, 08:10:48] Darren de Rodez.: audio omitted
1429	[04/10/2021, 08:11:55] Gail: Hollywood??
1430	[04/10/2021, 08:13:37] Darren de Rodez.: The film crew from that Hollywood studio that are shooting a movie 📹
1431	[04/10/2021, 08:14:16] Gail: Noooooooo, not the rude ones 🙄
1432	[04/10/2021, 08:14:50] Darren de Rodez.: Yip. You can't believe how many people they deploy for a few scenes
1433	[04/10/2021, 08:15:20] Gail: You are brave... Mr Braveheart
1434	[04/10/2021, 08:16:20] Gail: Which villa do you have your eye on in Camps Bay?
1435	[04/10/2021, 08:17:19] Gail: Also, would you like to view that apartment in Clifton?
1436	[04/10/2021, 08:28:49] Darren de Rodez.: Och I danoo. Don't look under my kilt. There's nout but meat and two veg
1437	[04/10/2021, 08:29:08] Darren de Rodez.: Yes please. I'm unsure how it would work finance wise
1438	[04/10/2021, 08:29:44] Darren de Rodez.: If I'm a good boy will you turn it into a beach front bungalow
1439	[04/10/2021, 08:37:17] Darren de Rodez.: spoke to the lady fitting my dentures and she said to allow 2 hours from 2pm 🙄🙄🙄
1440	[04/10/2021, 08:37:47] Darren de Rodez.: what would you say consravativey the clifton lace would rent for in season, in low season and in peak season
1441	[04/10/2021, 08:39:44] Gail: audio omitted
1442	[04/10/2021, 08:49:27] Gail: We can also meet tomorrow morning... i shall bring croissants
1443	[04/10/2021, 08:53:03] Darren de Rodez.: Ooooo. Where is their property
1444	[04/10/2021, 08:53:45] Darren de Rodez.: I think the Clifton one could work. But I think on that one we'd have to be quite tight on price to make it work
1445	[04/10/2021, 09:15:33] Gail: Inge is good to go fir a Wednesday shoot
1446	[04/10/2021, 09:17:09] Gail: Should we do a dusk? Mind you and day shoot looks just as good.... dusk has to be super quick and it will be about timing which may make it late to 'undo'
1447	[04/10/2021, 09:18:01] Gail: But in saying that, Inge sats she does not mind, if you leave it as long as what you took out is safely packed away
1448	[04/10/2021, 09:18:23] Gail: Let me know soonest so that I can book Mat
1449	[04/10/2021, 09:20:13] Darren de Rodez.: I think a day shoot because unlike a house we occupy and is perfect we will need to be there before and dring and move stuff around so we are better doing it not against the clock
1450	[04/10/2021, 09:20:51] Darren de Rodez.: On that subject., is everything being left and we take it from there. there are some super cute items id love to stay
1451	[04/10/2021, 09:21:35] Gail: Maybe, you can chat with her on Wednesday regarding that 😊
1452	[04/10/2021, 09:22:12] Gail: I am sure it won't be a problem
1453	[04/10/2021, 09:23:07] Darren de Rodez.: Ooo, and the telescope. i cnat be the only resident of Llandudno without one 🙄🙄
1454	[04/10/2021, 09:27:38] Gail: Hee hee
1455	[04/10/2021, 09:27:54] Gail: So will tomorrow suit you better?
1456	[04/10/2021, 09:28:57] Gail: There is another huge apartment in Bantry Bay, right on the sea that is in dire need of a revamp... I am asking the owner now if we can view
1457	[04/10/2021, 10:12:06] Gail: Morning, Wednesday I can do 10am but have to be at my next shoot at 11:30am in Constantia..
1458	[04/10/2021, 10:12:23] Gail: From Mat 🙄
1459	[04/10/2021, 10:18:45] Darren de Rodez.: Yas queen. i got about 2 hours sleep last night
1460	[04/10/2021, 10:19:46] Darren de Rodez.: Im totally fine with that. only issue is it means sarting the set up at say 8am (which is fine by me). what time does inga and hubby go to work/]

1461	[04/10/2021, 10:19:58] Darren de Rodez.: Oooooooooooooooooo.. Yes yes.. any pics
1462	[04/10/2021, 10:20:03] Gail: <a href="https://www.vacations.capetown/rentals/llandudno/llandudno-luxe/">https://www.vacations.capetown/rentals/llandudno/llandudno-luxe/</a>
1463	[04/10/2021, 10:20:46] Gail: They are uo early, ir we can move it, but Thursday is overcast
1464	[04/10/2021, 10:24:30] Darren de Rodez.: That great they are up early. We will work around them and accommodate them 🤔🤔🤔🤔 but ideally wednesday
1465	[04/10/2021, 10:25:18] Gail: Great, i will book it. What time will the team be there?
1466	[04/10/2021, 10:26:02] Gail: Did you see the other Luxe?
1467	[04/10/2021, 10:26:23] Darren de Rodez.: If Nat is arriving at 10am id say ideally 7am but i dont want to be too early for inga
1468	[04/10/2021, 10:36:42] Darren de Rodez.: image omitted
1469	[04/10/2021, 10:37:02] Darren de Rodez.: I did damn it and its very nice
1470	[04/10/2021, 10:37:18] Darren de Rodez.: might call it Llandudno Luxury
1471	[04/10/2021, 10:38:46] Gail: Llandudno Lounge
1472	[04/10/2021, 10:38:59] Gail: Lustre
1473	[04/10/2021, 10:39:07] Gail: Lavush
1474	[04/10/2021, 10:39:15] Gail: Lavish
1475	[04/10/2021, 10:40:34] Darren de Rodez.: Llandudno Lathario
1476	[04/10/2021, 10:41:18] Gail: There is also nothing wrong with Llandudno Heaven
1477	[04/10/2021, 10:52:55] Darren de Rodez.: image omitted
1478	[04/10/2021, 10:52:55] Darren de Rodez.: video omitted
1479	[04/10/2021, 10:52:55] Darren de Rodez.: video omitted
1480	[04/10/2021, 11:07:46] Darren de Rodez.: Thats true.. Maybe call the all heaven. Hove Heaven. Camps Bay heaven. Bakooven heaven. Llandudno heaven. Clifton bungalow haven. Clifton bungalow heaven. hint hint
1481	[04/10/2021, 11:23:13] Gail: <a href="https://www.airbnb.co.za/rooms/28619952?source_impression_id=p3_1633339198_0Skt4KnQA1pjmYv">https://www.airbnb.co.za/rooms/28619952?source_impression_id=p3_1633339198_0Skt4KnQA1pjmYv</a>
1482	[04/10/2021, 11:23:33] Gail: <a href="https://www.airbnb.co.za/rooms/28619951?source_impression_id=p3_1633339153_N1P6JHplHAK9aVP&amp;guests=1&amp;adults=1">https://www.airbnb.co.za/rooms/28619951?source_impression_id=p3_1633339153_N1P6JHplHAK9aVP&amp;guests=1&amp;adults=1</a>
1483	[04/10/2021, 11:24:27] Gail: These 2 are linked, so could be a 4 bed or 2 x 2 beds,
1484	[04/10/2021, 11:33:38] Gail: As i mentioned, in dire need of attention
1485	[04/10/2021, 11:34:24] Gail: So, can i 'book' you for tomorrow morning for viewings?
1486	[04/10/2021, 11:42:02] Darren de Rodez.: Thats interesting
1487	[04/10/2021, 11:42:11] Darren de Rodez.: Oh my yes.. thats a project for sure
1488	[04/10/2021, 11:42:37] Darren de Rodez.: You most definitely can .. roghly what rent are we talking
1489	[04/10/2021, 12:09:46] Gail: Not sure
1490	[04/10/2021, 12:27:20] Darren de Rodez.: Okey dokey
1491	[04/10/2021, 13:02:59] Gail: Hey, Inge says too early,
1492	[04/10/2021, 13:03:58] Gail: I propose to reschedule until they are out.... your pics on booking.com are awesome ❤️
1493	[04/10/2021, 13:05:10] Darren de Rodez.: I need the pics for the website . a two week delay this close to christmas is really unhelpful. Does matthew have a later slot at all? >
1494	[04/10/2021, 13:05:15] Darren de Rodez.: or what time is not too early
1495	[04/10/2021, 13:21:55] Gail: I will ask Mat
1496	[04/10/2021, 13:55:18] Darren de Rodez.: Thank you kindly
1497	[04/10/2021, 16:46:30] Darren de Rodez.: video omitted
1498	[04/10/2021, 16:46:45] Darren de Rodez.: These are the chairs that don't fit through the front door

1499	[04/10/2021, 16:46:54] Darren de Rodez.: Is there another route
1500	[04/10/2021, 17:29:52] Darren de Rodez.: Hola gorgeous. Just back home. Let me know where you want me tomorrow and covered in your choice of scented body oil 🍷
1501	[05/10/2021, 01:55:54] Gail: Can you meet us at The Bay Hotel at our dinky office at 10.00am?
1502	[05/10/2021, 02:07:14] Darren de Rodez.: yey,, whats app is back
1503	[05/10/2021, 07:56:22] Gail: Good morning late owl....are you up and about?
1504	[05/10/2021, 09:21:36] Darren de Rodez.: Its the morning. All of me is up and about. Thats why they call it morning glory 🌻
1505	[05/10/2021, 10:02:42] Darren de Rodez.: what has been agreed with your genius boy so i can deploy the troops
1506	[05/10/2021, 10:04:46] Gail: He was supposed to get back to me regarding a time. I will contact him now
1507	[05/10/2021, 10:05:40] Darren de Rodez.: ibe a meeting thank you kindly. let me know when youd like to meet and the viewings etc.. i have a meeting this mornng re the Llandudno mansion
1508	[05/10/2021, 10:06:49] Gail: I did ask you for 10.00am this morning?
1509	[05/10/2021, 10:30:17] Gail: Can we do Thursday at 10.00am
1510	[05/10/2021, 10:33:12] Darren de Rodez.: Perfect
1511	[05/10/2021, 10:46:23] Gail: Please confirm then Thursday at 10.00am at The Bay Hotel
1512	[05/10/2021, 11:13:13] Darren de Rodez.: coolio. Is this for our chat?
1513	[05/10/2021, 11:14:21] Gail: Yes, unless you have time later today??
1514	[05/10/2021, 11:14:57] Gail: We can also pop in at your place?
1515	[05/10/2021, 11:16:10] Darren de Rodez.: coolio, "we" being you and Jen?
1516	[05/10/2021, 11:16:49] Darren de Rodez.: a little later might be good simply as when i wake its usually to a tsunami of messages and emails
1517	[05/10/2021, 11:17:59] Gail: No, i would need your 'smart boy attention' so we can keep it for Thursday at 10.00 - and then doing viewings??
1518	[05/10/2021, 11:18:22] Darren de Rodez.: Perfect
1519	[05/10/2021, 11:18:35] Darren de Rodez.: okey dokey.. ill take some of tania's ADHT meds
1520	[05/10/2021, 11:18:57] Darren de Rodez.: Im seeing your Jade later btw
1521	[05/10/2021, 11:19:26] Gail: Oh, enjoy
1522	[05/10/2021, 11:44:19] Darren de Rodez.: Hola. Did you ask about the chairs as if they dont fit i need to return them as they were 40,000
1523	[05/10/2021, 11:51:21] Gail: She says they seem light enough to be taken over the roof??
1524	[05/10/2021, 15:02:06] Darren de Rodez.: light enough yes but too expensive .. i can use them at the other Llandudno house
1525	[05/10/2021, 15:02:29] Gail: Oh did you get it
1526	[05/10/2021, 15:30:53] Gail: Hi there, Mat can do Thursday @ 11.30 - can i confirm?
1527	[05/10/2021, 16:09:30] Darren de Rodez.: perfect
1528	[05/10/2021, 17:42:12] Gail: Hey, should i schedule the team for arrival at 9.00am on Thursday morning?
1529	[05/10/2021, 17:43:00] Gail: Show me the other house?? Dying to see
1530	[05/10/2021, 17:43:39] Darren de Rodez.: Whst team ? I'm confused
1531	[05/10/2021, 17:43:50] Darren de Rodez.: Jade is lovely btw
1532	[05/10/2021, 17:44:22] Gail: For the Thursday shoot at 11.30 am with Mathew
1533	[05/10/2021, 17:44:50] Darren de Rodez.: Oh. You mean my team ? Yes please
1534	[05/10/2021, 17:45:04] Gail: That she is.....very your cup of tea!
1535	[05/10/2021, 17:45:33] Gail: 9.00am?
1536	[05/10/2021, 18:03:33] Gail: Inge says only from 10.00am - good for you?

1537	[05/10/2021, 18:03:48] Darren de Rodez.: whatever inga is hapy with.. its her home
1538	[05/10/2021, 18:03:57] Gail: 100%
1539	[06/10/2021, 00:04:44] Darren de Rodez.: Just a quickie. Can Tania collect the rug from Leimans pls as we need to return it asap as they are doing a big delivery and that has to go back with it
1540	[06/10/2021, 00:06:06] Darren de Rodez.: will inga be at work Thursday. twill be easier
1541	[06/10/2021, 09:28:16] Gail: Good morning very busy man! I am sure that it would be fine if you popped in there to get the rug...
1542	[06/10/2021, 09:30:13] Darren de Rodez.: okey smokey.. thank you.
1543	[06/10/2021, 09:47:02] Darren de Rodez.: we have two deliveries pending. One is items for the garden only. Will it be ok for them to deliver ass they'll be in the garden and not in the way. The second is accessories from Cock and Gissel for the shoot and then to stay (ie vases etc). is that ok> After that i will try to pushh all others after we move in on 15th
1544	[06/10/2021, 09:47:52] Gail: I am sure it wont be a problem....will they deliver today?
1545	[06/10/2021, 09:48:55] Gail: Sooo, tell me....did you get the other house in Llandudno?
1546	[06/10/2021, 09:49:23] Darren de Rodez.: Accessories today. And collect rug. The garden stuff we don't know but are chasing
1547	[06/10/2021, 09:49:51] Darren de Rodez.: Furious. Owner changed his mind. Now I have 400k of furniture coming with no home 🤔🤔🤔🤔
1548	[06/10/2021, 09:50:26] Gail: Oh noooo!
1549	[06/10/2021, 09:51:07] Gail: Then we must definitely get H&A in the bag....
1550	[06/10/2021, 09:52:28] Darren de Rodez.: Yas queen
1551	[06/10/2021, 09:52:33] Darren de Rodez.: You think he's open
1552	[06/10/2021, 09:53:03] Gail: I know he is.....
1553	[06/10/2021, 09:53:20] Darren de Rodez.: Can o get the designers in
1554	[06/10/2021, 09:53:37] Darren de Rodez.: Maybe Thursday when they dress Llandudno
1555	[06/10/2021, 09:53:37] Gail: Its just a matter of how....hence our meeting tomorrow at 10.00am
1556	[06/10/2021, 09:53:43] Darren de Rodez.: Okey dokey
1557	[06/10/2021, 09:55:49] Darren de Rodez.: l've upped the price range for a Clifton bungalow to R80k to R120k. Would go to R150k for something awesome. Really need one within the portfolio. Also a 5 bed in camps bay
1558	[06/10/2021, 09:55:54] Gail: And i will be taking you to that place in Bantry Bay for a look see
1559	[06/10/2021, 09:56:08] Darren de Rodez.: Brill 🙌 🙌
1560	[06/10/2021, 15:09:58] Darren de Rodez.: Block and chisel on their way
1561	[06/10/2021, 15:21:08] Gail: 🙌
1562	[06/10/2021, 18:24:04] Gail: Missed voice call
1563	[06/10/2021, 20:05:10] Gail: Hello there, I have just spoken with Inge, she is okay with the furniture in the garage for tonight. I am assuming that you will be using it for the shoot tomorrow. She has asked that it be removed tomorrow as they have nowhere to store it OR she would be happy to leave it in the house, but then make a plan to store their stuff. She is such a sweetheart and says she is happy to assist 🙌
1564	[06/10/2021, 20:09:24] Darren de Rodez.: I cant visualise how much there is so when Tania is there and we have got stuck in we can work out what works best. To my knowledge its all accessories 🙌
1565	[06/10/2021, 20:10:52] Gail: I knooow, Inge was quite shocked as to how much stuff got delivered.....little boy playing nicely with Lock and Babble 😊 😊
1566	[06/10/2021, 20:12:17] Gail: Just to remind you about our 10.00 am tomorrow at The Bay Hotel 🙌
1567	[06/10/2021, 21:06:52] Darren de Rodez.: Cock & Jizzle
1568	[06/10/2021, 21:14:26] Darren de Rodez.: How did you know about that ? I was promised the agency would be very discreet

1569	[06/10/2021, 21:17:20] Gail: 😊😊
1570	[06/10/2021, 21:18:44] Gail: I am so tired, so I am going to lalaland to be nice and frisky, I mean fresh for tomorrow's meeting and viewing 😊😊
1571	[06/10/2021, 21:47:58] Darren de Rodez.: Okey dokey., Im the one with the red carnation and a copy of the Times
1572	[06/10/2021, 21:48:26] Gail: 🙄🙄
1573	[06/10/2021, 21:48:28] Darren de Rodez.: image omitted
1574	[06/10/2021, 21:48:28] Darren de Rodez.: image omitted
1575	[06/10/2021, 21:48:28] Darren de Rodez.: image omitted
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1585	[06/10/2021, 21:48:28] Darren de Rodez.: image omitted
1586	[06/10/2021, 21:48:28] Darren de Rodez.: image omitted
1587	[06/10/2021, 21:48:28] Darren de Rodez.: image omitted
1588	[06/10/2021, 21:49:49] Gail: Beautiful ❤️
1589	[06/10/2021, 21:52:59] Darren de Rodez.: image omitted
1590	[06/10/2021, 21:52:59] Darren de Rodez.: image omitted
1591	[06/10/2021, 21:52:59] Darren de Rodez.: image omitted
1592	[06/10/2021, 21:52:59] Darren de Rodez.: image omitted
1593	[06/10/2021, 21:52:59] Darren de Rodez.: image omitted
1594	[06/10/2021, 21:52:59] Darren de Rodez.: image omitted
1595	[06/10/2021, 21:52:59] Darren de Rodez.: image omitted
1596	[06/10/2021, 21:52:59] Darren de Rodez.: image omitted
1597	[06/10/2021, 21:52:59] Darren de Rodez.: image omitted
1598	[06/10/2021, 21:52:59] Darren de Rodez.: image omitted
1599	[06/10/2021, 21:52:59] Darren de Rodez.: image omitted
1600	[06/10/2021, 21:52:59] Darren de Rodez.: image omitted
1601	[06/10/2021, 21:52:59] Darren de Rodez.: image omitted
1602	[06/10/2021, 21:57:49] Gail: I can just 'feel' the new energy.... well done D, great job 🙌🙌
1603	[06/10/2021, 22:00:19] Darren de Rodez.: It's not me. It's the magic fairy dust
1604	[07/10/2021, 09:05:31] Darren de Rodez.: Morning gorgeous lady
1605	[07/10/2021, 09:10:22] Gail: Morning
1606	[07/10/2021, 09:23:30] Darren de Rodez.: Madhouse today 🤖
1607	[07/10/2021, 09:32:19] Darren de Rodez.: Is there parking at the Bay Hotel?
1608	[07/10/2021, 09:32:24] Darren de Rodez.: ie never been
1609	[07/10/2021, 09:43:26] Darren de Rodez.: are we still on for 10am or ? 🙏
1610	[07/10/2021, 09:44:38] Gail: 🙏
1611	[07/10/2021, 09:44:40] Gail: i am here
1612	[07/10/2021, 09:46:29] Gail: Come round the back

1613	[07/10/2021, 09:46:30] Gail: where the tennis courts are. Give me a buzz and i will collect you
1614	[07/10/2021, 10:04:14] Darren de Rodez.: Setting off. Had to sort out mess on a Cock & Jissle order 🤖
1615	[07/10/2021, 10:06:26] Gail: 📞
1616	[07/10/2021, 10:06:41] Gail: What do want to drink?
1617	[07/10/2021, 10:09:58] Darren de Rodez.: Triple Clooney with vodka ❤️
1618	[07/10/2021, 10:11:01] Gail: Is that an espresso or cappuccino?
1619	[07/10/2021, 10:15:39] Darren de Rodez.: Both. One in the other
1620	[07/10/2021, 10:15:44] Darren de Rodez.: I'm here 🙏
1621	[07/10/2021, 10:17:45] Darren de Rodez.: Where should I head to ?
1622	[07/10/2021, 13:19:11] Gail: Second unit (the one we could not see)....
1623	[07/10/2021, 13:19:16] Gail: <a href="https://www.airbnb.co.za/rooms/28619952?source_impression_id=p3_1633605469_lw%2FD8BS5Pk%2FxygwK">https://www.airbnb.co.za/rooms/28619952?source_impression_id=p3_1633605469_lw%2FD8BS5Pk%2FxygwK</a>
1624	[07/10/2021, 13:20:08] Gail: First unit - loads of openings -check the calendar
1625	[07/10/2021, 13:20:17] Gail: <a href="https://www.airbnb.co.za/rooms/28619951?source_impression_id=p3_1633605567_BTh2oh6wln48xjja">https://www.airbnb.co.za/rooms/28619951?source_impression_id=p3_1633605567_BTh2oh6wln48xjja</a>
1626	[07/10/2021, 13:21:14] Darren de Rodez.: image omitted
1627	[07/10/2021, 13:22:02] Darren de Rodez.: image omitted
1628	[07/10/2021, 13:22:20] Gail: You see now!!
1629	[07/10/2021, 13:22:26] Darren de Rodez.: What kind of people is this guy getting him at 2k a night
1630	[07/10/2021, 13:23:26] Gail: Again, this man has no idea of what the guy who is running the place is doing....He should be happy to take it at R 60k - just my thoughts
1631	[07/10/2021, 13:24:20] Gail: I just typed in these dates....look at the rate it kicked out!
1632	[07/10/2021, 13:24:45] Gail: Screenshot (166).png document omitted
1633	[07/10/2021, 13:29:53] Gail: 1 Unit - availability 29 Nov - 17 Dec, 21 - 27 Dec, 2 -31 Jan
1634	[07/10/2021, 13:30:27] Gail: 2 Unit - availability 30 Nov right through to 15 Jan!!!
1635	[07/10/2021, 13:30:41] Gail: then free again from 12 Feb 2022
1636	[07/10/2021, 13:37:02] Darren de Rodez.: What's he talking about then
1637	[07/10/2021, 14:02:16] Gail: Hey, do you want the girls to go an check H&A?
1638	[07/10/2021, 14:11:28] Darren de Rodez.: Yes please
1639	[07/10/2021, 14:29:46] Gail: Hey what time is best for them??
1640	[07/10/2021, 14:43:29] Darren de Rodez.: they are on their way
1641	[07/10/2021, 14:43:55] Gail: Please ask them to wait for me - I am on my way too
1642	[07/10/2021, 14:44:45] Gail: They had a check out this morning, so it wont be 100% done up - I have to ask the owner and Monty if its ok
1643	[07/10/2021, 14:52:37] Darren de Rodez.: That's no problem at all
1644	[07/10/2021, 14:53:01] Darren de Rodez.: Why do you need to go. Lol. It's only the interior designers
1645	[07/10/2021, 14:58:21] Gail: audio omitted
1646	[07/10/2021, 15:01:20] Darren de Rodez.: They have been and gone gorgeous
1647	[07/10/2021, 15:01:27] Darren de Rodez.: Good news is they approve
1648	[07/10/2021, 15:21:19] Darren de Rodez.: I'm shocked by that Airbnb diary 🤔 🤔 🤔 🤔 🤔 🤔
1649	[07/10/2021, 15:22:39] Gail: I knooow... we are speaking with him
1650	[07/10/2021, 15:23:04] Darren de Rodez.: Wtf is his agent doing. That's a disgrace
1651	[07/10/2021, 15:44:02] Darren de Rodez.: I'm gagging to get my teeth into Bantry. His agent should be ashamed

1652	[07/10/2021, 16:33:53] Gail: image omitted
1653	[07/10/2021, 16:34:12] Gail: This is his place in Langebaan - middle building
1654	[07/10/2021, 16:34:24] Gail: image omitted
1655	[07/10/2021, 16:34:25] Gail: image omitted
1656	[07/10/2021, 16:34:27] Gail: image omitted
1657	[07/10/2021, 16:34:29] Gail: image omitted
1658	[07/10/2021, 16:54:52] Darren de Rodez.: Very chic
1659	[07/10/2021, 16:56:18] Darren de Rodez.: Shame no outside space
1660	[07/10/2021, 16:57:46] Darren de Rodez.: Airbnb have suspended us for five days for declining too many bookings 🤔🤔🤔🤔🤔. Speaking to the idiots now. Gggrrrrrr. Hate the platforms
1661	[07/10/2021, 16:58:44] Gail: Ha ha
1662	[07/10/2021, 17:09:04] Gail: audio omitted
1663	[07/10/2021, 17:11:39] Darren de Rodez.: That's very possible. I'll ask. Please apologise
1664	[07/10/2021, 19:40:49] Gail: I went to see that bungalow. It is absolutely gorgeous!! I took pics, just waiting for my phone to charge and then i will send them to you
1665	[07/10/2021, 19:51:20] Darren de Rodez.: I'm so cute confused what's behind it though lol
1666	[07/10/2021, 19:55:37] Gail: Very deceptive from the front. Its a large Bungalow
1667	[07/10/2021, 19:56:51] Darren de Rodez.: do people reNt in Clifton if they dont have a beach view?
1668	[07/10/2021, 19:59:46] Gail: Of course! Literally a 100m from the beach. 2 parking bays
1669	[07/10/2021, 20:05:57] Gail: image omitted
1670	[07/10/2021, 20:05:57] Gail: image omitted
1671	[07/10/2021, 20:05:59] Gail: image omitted
1672	[07/10/2021, 20:05:59] Gail: image omitted
1673	[07/10/2021, 20:06:00] Gail: image omitted
1674	[07/10/2021, 20:06:00] Gail: image omitted
1675	[07/10/2021, 20:06:01] Gail: image omitted
1676	[07/10/2021, 20:06:02] Gail: image omitted
1677	[07/10/2021, 20:06:02] Gail: image omitted
1678	[07/10/2021, 20:06:03] Gail: image omitted
1679	[07/10/2021, 20:06:03] Gail: image omitted
1680	[07/10/2021, 20:53:14] Gail: image omitted
1681	[07/10/2021, 20:53:15] Gail: image omitted
1682	[07/10/2021, 20:53:20] Gail: image omitted
1683	[07/10/2021, 20:53:22] Gail: image omitted
1684	[07/10/2021, 20:53:23] Gail: image omitted
1685	[07/10/2021, 20:53:24] Gail: image omitted
1686	[07/10/2021, 20:53:26] Gail: image omitted
1687	[07/10/2021, 20:53:27] Gail: image omitted
1688	[07/10/2021, 20:53:28] Gail: image omitted
1689	[07/10/2021, 20:53:30] Gail: image omitted
1690	[07/10/2021, 20:53:31] Gail: image omitted
1691	[07/10/2021, 20:53:34] Gail: image omitted
1692	[07/10/2021, 20:53:36] Gail: image omitted
1693	[07/10/2021, 20:53:38] Gail: image omitted
1694	[07/10/2021, 20:53:40] Gail: image omitted
1695	[07/10/2021, 20:53:42] Gail: image omitted

1696	[07/10/2021, 20:53:45] Gail: image omitted
1697	[07/10/2021, 20:53:47] Gail: image omitted
1698	[07/10/2021, 20:53:49] Gail: image omitted
1699	[07/10/2021, 20:53:51] Gail: image omitted
1700	[07/10/2021, 20:53:53] Gail: image omitted
1701	[07/10/2021, 20:53:55] Gail: image omitted
1702	[07/10/2021, 20:53:57] Gail: image omitted
1703	[07/10/2021, 20:54:00] Gail: image omitted
1704	[07/10/2021, 20:54:02] Gail: image omitted
1705	[07/10/2021, 20:54:04] Gail: image omitted
1706	[07/10/2021, 20:54:06] Gail: image omitted
1707	[07/10/2021, 20:54:09] Gail: image omitted
1708	[07/10/2021, 20:54:11] Gail: image omitted
1709	[07/10/2021, 20:54:13] Gail: image omitted
1710	[07/10/2021, 20:54:15] Gail: image omitted
1711	[07/10/2021, 20:54:17] Gail: image omitted
1712	[07/10/2021, 20:54:19] Gail: image omitted
1713	[07/10/2021, 20:54:22] Gail: image omitted
1714	[07/10/2021, 20:54:23] Gail: image omitted
1715	[07/10/2021, 20:54:45] Darren de Rodez.: I wondered who was pinging lol
1716	[07/10/2021, 21:00:33] Gail: Great response to the email ..... and thank you for the kind words 🙏
1717	[07/10/2021, 21:13:54] Darren de Rodez.: That was not for your eyes 🙄. 🙄
1718	[07/10/2021, 21:14:10] Darren de Rodez.: So the pics are the two Clifton places ?
1719	[07/10/2021, 21:15:00] Gail: No the first batch was taken from my phone and the second are the official pics of the same bungalow
1720	[07/10/2021, 21:15:14] Darren de Rodez.: You're lying.
1721	[07/10/2021, 21:15:21] Darren de Rodez.: Oh wow. Looks so different
1722	[07/10/2021, 21:15:26] Darren de Rodez.: Very cute
1723	[07/10/2021, 21:29:47] Darren de Rodez.: But would she rent it
1724	[07/10/2021, 21:29:57] Darren de Rodez.: Mind working overtime on Bantry
1725	[07/10/2021, 21:30:38] Gail: Yeah, lets concentrate on getting that one in the bag. The Clifton one is going to be complicated....but it is so cute
1726	[07/10/2021, 21:31:12] Gail: And then, if w!e can get H&A, then we will be very busy little bees
1727	[07/10/2021, 21:31:30] Darren de Rodez.: Agreed. I'd prefer to focus on landlords who actually get it. Not those we have to beg.
1728	[07/10/2021, 21:31:47] Gail: 🙏
1729	[07/10/2021, 21:31:49] Darren de Rodez.: Although I'd give a kidney for a beach front one 🙏🙏
1730	[07/10/2021, 21:32:33] Gail: Soooo difficult to find....but, as you know me, I will.
1731	[07/10/2021, 21:49:29] Darren de Rodez.: image omitted
1732	[07/10/2021, 21:49:36] Darren de Rodez.: image omitted
1733	[07/10/2021, 21:49:37] Darren de Rodez.: image omitted
1734	[07/10/2021, 21:49:38] Darren de Rodez.: image omitted
1735	[07/10/2021, 21:49:39] Darren de Rodez.: image omitted
1736	[07/10/2021, 21:50:35] Darren de Rodez.: image omitted
1737	[07/10/2021, 21:50:36] Darren de Rodez.: image omitted
1738	[07/10/2021, 21:50:36] Darren de Rodez.: image omitted
1739	[07/10/2021, 21:50:37] Darren de Rodez.: image omitted



1740	[07/10/2021, 21:50:37] Darren de Rodez.: image omitted
1741	[07/10/2021, 21:50:42] Darren de Rodez.: Sorry. Sent twice
1742	[07/10/2021, 21:57:04] Gail: Found you a bungalow....
1743	[07/10/2021, 21:57:09] Gail: <a href="https://www.property24.com/for-sale/clifton/cape-town/western-cape/11015/110413208">https://www.property24.com/for-sale/clifton/cape-town/western-cape/11015/110413208</a>
1744	[07/10/2021, 21:57:58] Darren de Rodez.: 😊😊😊🙏🙏🙏😊😊😊😊😊😊
1745	[07/10/2021, 21:58:39] Darren de Rodez.: a house ON the beach is my idea of HEAVEN
1746	[07/10/2021, 21:59:19] Gail: Look at this one....
1747	[07/10/2021, 21:59:26] Gail: <a href="https://www.property24.com/for-sale/clifton/cape-town/western-cape/11015/110526639">https://www.property24.com/for-sale/clifton/cape-town/western-cape/11015/110526639</a>
1748	[07/10/2021, 22:00:13] Gail: <a href="https://www.property24.com/for-sale/clifton/cape-town/western-cape/11015/108357281">https://www.property24.com/for-sale/clifton/cape-town/western-cape/11015/108357281</a>
1749	[07/10/2021, 22:04:25] Gail: I know this one, they do holiday rentals here, i should ask the owner if he would be keen for a long lease?
1750	<a href="https://www.property24.com/for-sale/clifton/cape-town/western-cape/11015/108592601">https://www.property24.com/for-sale/clifton/cape-town/western-cape/11015/108592601</a>
1751	[07/10/2021, 22:05:26] Darren de Rodez.: Stunning 😊
1752	[07/10/2021, 22:05:37] Darren de Rodez.: You're teasing me 🙄
1753	[07/10/2021, 22:06:59] Gail: Now this is a good deal! <a href="https://www.property24.com/for-sale/clifton/cape-town/western-cape/11015/108850863">https://www.property24.com/for-sale/clifton/cape-town/western-cape/11015/108850863</a>
1754	[07/10/2021, 22:08:00] Gail: No, this is the one!!!! 😊😊 <a href="https://www.property24.com/for-sale/clifton/cape-town/western-cape/11015/108406338">https://www.property24.com/for-sale/clifton/cape-town/western-cape/11015/108406338</a>
1755	[07/10/2021, 22:08:46] Darren de Rodez.: Bliss 😊
1756	[07/10/2021, 23:19:41] Darren de Rodez.: PS: i have asked the genius photographer to come to Hove end next week to do fresh ones now we have made so many changes 🙏🙏
1757	[08/10/2021, 00:17:24] Darren de Rodez.: image omitted
1758	[08/10/2021, 07:08:26] Gail: Morning! Now we need to move on getting those properties 🙏🙏
1759	[08/10/2021, 09:09:54] Darren de Rodez.: Damn straight gal
1760	[08/10/2021, 10:19:44] Darren de Rodez.: can you send me the links to micheals airbnbs pls
1761	[08/10/2021, 10:34:20] Gail: <a href="https://www.airbnb.co.za/rooms/28619952?source_impression_id=p3_1633605469_lw%2FD8BS5Pk%2FxFYgwK">https://www.airbnb.co.za/rooms/28619952?source_impression_id=p3_1633605469_lw%2FD8BS5Pk%2FxFYgwK</a>
1762	[08/10/2021, 10:34:56] Gail: <a href="https://www.airbnb.co.za/rooms/28619951?source_impression_id=p3_1633605567_BTh2oh6wIN48xjja">https://www.airbnb.co.za/rooms/28619951?source_impression_id=p3_1633605567_BTh2oh6wIN48xjja</a>
1763	[08/10/2021, 10:48:13] Darren de Rodez.: Its 80% empty
1764	[08/10/2021, 12:11:54] Gail: I know! Anton has been in contact with his buddy this morning. I am currently in a training webinar. Will chat more after. 🙏🙏🙏
1765	[08/10/2021, 12:37:00] Darren de Rodez.: Fingers crossed
1766	[08/10/2021, 12:40:34] Darren de Rodez.: video omitted
1767	[08/10/2021, 12:40:57] Darren de Rodez.: <a href="https://photos.app.goo.gl/5WES8QEsrsovg9ek6">https://photos.app.goo.gl/5WES8QEsrsovg9ek6</a>
1768	[08/10/2021, 12:40:57] Darren de Rodez.: <a href="https://photos.app.goo.gl/vb3NGyAEppy2gXQ19">https://photos.app.goo.gl/vb3NGyAEppy2gXQ19</a>
1769	[08/10/2021, 12:40:57] Darren de Rodez.: <a href="https://photos.app.goo.gl/1nLHUsAq41CHmWTb8">https://photos.app.goo.gl/1nLHUsAq41CHmWTb8</a>
1770	[08/10/2021, 12:40:57] Darren de Rodez.: <a href="https://photos.app.goo.gl/aeZwW4pjovLsjiA6">https://photos.app.goo.gl/aeZwW4pjovLsjiA6</a>
1771	[08/10/2021, 12:41:44] Darren de Rodez.: Sent these to Anton. Before and after for hove
1772	Plus before for Llandudno and after two weeks
1773	[08/10/2021, 13:44:00] Gail: Missed voice call
1774	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted
1775	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted
1776	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted

1777	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted
1778	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted
1779	[08/10/2021, 14:04:28] Darren de Rodez.: image omitted
1780	[08/10/2021, 14:04:28] Darren de Rodez.: image omitted
1781	[08/10/2021, 14:04:28] Darren de Rodez.: image omitted
1782	[08/10/2021, 14:04:28] Darren de Rodez.: image omitted
1783	[08/10/2021, 14:04:28] Darren de Rodez.: image omitted
1784	[08/10/2021, 14:04:28] Darren de Rodez.: image omitted
1785	[08/10/2021, 14:04:28] Darren de Rodez.: image omitted
1786	[08/10/2021, 14:04:28] Darren de Rodez.: image omitted
1787	[08/10/2021, 14:04:28] Darren de Rodez.: image omitted
1788	[08/10/2021, 14:04:28] Darren de Rodez.: image omitted
1789	[08/10/2021, 14:04:28] Darren de Rodez.: image omitted
1790	[08/10/2021, 14:04:28] Darren de Rodez.: video omitted
1791	[08/10/2021, 14:04:28] Darren de Rodez.: video omitted
1792	[08/10/2021, 14:04:40] Darren de Rodez.: Also,, as another concrete indication of how we work. Both in terms of quality, commitment to a property, and operating and a whole new level to others in SA we have just commission the highly renowned South African sculpture Marco Oliver to create sculptures for our properties
1793	
1794	Each property will have an original and one off Marco Oliver sculpture . as each will be different but all by him it will be one of the defining things that units all the properties within the portfolio while at the same time being unique
1795	
1796	
1797	HOVE HEAVEN
1798	
1799	A 6ft high bronze face at the end of the pool. Raised on a plinth and with bespoke lighting
1800	
1801	The sun will reflect off the sculpture which will in turn reflect the day or night, the lighting and hues of the day or sunset
1802	
1803	In addition, the light will refract off the pool onto the sculpture
1804	
1805	
1806	
1807	LANDUDNO LUXE
1808	
1809	A 6ft high silver or copper face at the centre of the wall that round the length of the pool
1810	
1811	The entire all having been hedged
1812	
1813	With spotlights every meter
1814	
1815	As above the sun will reflect off the sculpture which will in turn reflect the day or night, the lighting and hues of the day or sunset
1816	

1817	In addition, the light will refract off the pool onto the sculpture
1818	
1819	
1820	LANDUDNO LUXE 2
1821	
1822	A life size figure of a diver at the point of leaping off and flying through the air Made of chrome it which catch the light whatever the whether and glint like a magical figure
1823	
1824	In addition, the light will refract off the pool onto the sculpture. Creating movement and sudden pops of light
1825	
1826	Its al at the design stage but we are aiming at installation in November
1827	
1828	It will be the only multi property collection of his wrk in private hands. And he never agrees to an installation unless h is happy with the client and that the location is of a calibre to show his work.. so this is a major coup
1829	[08/10/2021, 14:10:54] Gail: My dear sweet Iron Man.....you dont have to convince us at all - I have just spoken with Anton who has told me that he will come through especially to speak with Michael in a personal capacity and give you an answer on Monday - we both think that it should work out.
1830	[08/10/2021, 14:10:55] Gail: What i want to also get before the owner at H&A decides to keep his house for season, is for your to seriously consider the options there, so then at least we can get that going should the Bantry Bay fall through. So its a matter of what comes first 🙏
1831	[08/10/2021, 14:10:55] Gail: image omitted
1832	[08/10/2021, 14:10:56] Gail: Love this !!!!!
1833	[08/10/2021, 14:12:35] Darren de Rodez.: Thank you Pepper Potts ❤️ 😊. Although it's useful maybe with future sceptical landlords 🙏. And aside from that very exciting.
1834	I think it'll attract some serious interest in the villa 🙏
1835	[08/10/2021, 14:13:10] Darren de Rodez.: We need Bantry now rather than February. It changes the whole dynamic of the deal if not.
1836	[08/10/2021, 14:14:11] Darren de Rodez.: Plus, any money we make over season gets ploughed into the house. So not only does Micheal get the rent he gets a huge amount extra ploughed into his property
1837	[08/10/2021, 14:14:32] Darren de Rodez.: Im torn between that and the bock hedge background
1838	[08/10/2021, 14:14:33] Gail: Bantry Bay will be from now.....its H&A that may be an issue if he wants to keep season
1839	[08/10/2021, 14:15:07] Gail: That looks sooo stylish - also like the greenery with the face
1840	[08/10/2021, 14:20:01] Darren de Rodez.: hopefully both come first ;) im looking at the options. I am most comfortable where there is not a cliff edge. I spoke to an immigration lawyer and a mortgage broker today and both said base nothing on residency in terms of timing as it can be done in 6 months or it can take three years. depending on how incompetent SA admin is.. the average is a year. Knowing there is a date within the next year id have to find 10-12 million in CASH is a stress i dont think i want to take on. The primary reason for moving to Cape Town was quality of life and less stress. To know there is a huge balloon payment in cash would make me worry 24/7
1841	[08/10/2021, 14:23:18] Gail: Alrightie then, i dont want you to go through that either, so we will leave that one?
1842	[08/10/2021, 14:23:34] Darren de Rodez.: I am happy to do it but along the lines of option 3
1843	[08/10/2021, 14:24:00] Darren de Rodez.: Let me look at the various options and make a few tweak
1844	[08/10/2021, 14:24:13] Darren de Rodez.: also, can you sned me a rough breakdown of the reveue already booked

1845	[08/10/2021, 14:24:17] Gail: Well tell me the tweaks, so that i can speak with Thomas and get his opinion
1846	[08/10/2021, 14:24:24] Gail: Ha ha!
1847	[08/10/2021, 14:25:21] Gail: This message was deleted.
1848	[08/10/2021, 14:56:03] Gail: I have a good enquiry for you.....28 Dec (you can still do Christmas) to 10 Jan (nicely into the 'dead' period) @ R 20 000 per day to you i.e R 260 000 in total. Please can i present?
1849	[08/10/2021, 14:56:17] Gail: Needing the whole house
1850	[08/10/2021, 14:56:55] Darren de Rodez.: Luxe or Heaven?
1851	[08/10/2021, 14:57:12] Gail: Luxew
1852	[08/10/2021, 14:57:15] Gail: Luxe
1853	[08/10/2021, 15:06:53] Gail: Sorry it for Hove
1854	[08/10/2021, 15:09:24] Darren de Rodez.: For Luxe id have said yes. For Hove ill check dates as we have had huge interest for dates over NYE and Xmas ,, although not much either side annoyingly
1855	[08/10/2021, 15:29:40] Gail: Can you possibly take 1 couple from today to Sunday?
1856	[08/10/2021, 15:29:44] Gail: Just an ask?
1857	[08/10/2021, 15:58:12] Darren de Rodez.: Its een a while since ive taken a couple but i guess its like riding a bike you never forget.. If its Channing tatum and Josh Hartnet then its a yes
1858	[08/10/2021, 15:58:24] Darren de Rodez.: You mean at Hove? the entire house
1859	[08/10/2021, 15:59:06] Gail: Nah, not to worry, its for a couple so thought of downstairs??
1860	[08/10/2021, 16:00:37] Darren de Rodez.: ah, there are guess in it. otherwise would say yes
1861	[08/10/2021, 17:50:10] Darren de Rodez.: do you know roughly how soon after a shoot [htos tend to come throguh
1862	[08/10/2021, 17:53:11] Gail: Mat said next week, but he will try to make it sooner...a special favour for Mom ❤️
1863	[08/10/2021, 18:02:55] Darren de Rodez.: Awwwww. Yey
1864	[08/10/2021, 18:46:29] Gail: video omitted
1865	[08/10/2021, 18:46:44] Gail: Look what i just got to 'play' with....Yay!!
1866	[08/10/2021, 18:47:52] Gail: I have permission from the owner to do bookings, maybe we can add it to your portfolio too???
1867	[08/10/2021, 18:47:53] Gail: It would fit so well!
1868	[08/10/2021, 18:48:20] Gail: About R 10 000 per hour 🤔
1869	[08/10/2021, 18:54:02] Gail: You asked....and i delivered...🤔❤️❤️ Please check your email -
1870	[08/10/2021, 18:54:04] Darren de Rodez.: I think wed actually get interest
1871	[08/10/2021, 18:56:20] Gail: Mat said i must choose 25 of the best...
1872	[08/10/2021, 18:56:54] Gail: Sorry, its a huge file, just delete i have sent to you via email
1873	[08/10/2021, 18:59:13] Gail: Unedited Selection .pdf document omitted
1874	[08/10/2021, 19:00:55] Darren de Rodez.: Okey dokey
1875	[08/10/2021, 19:01:15] Gail: Screenshot (171).png document omitted
1876	[08/10/2021, 19:02:32] Gail: Screenshot (172).png document omitted
1877	[08/10/2021, 19:25:49] Darren de Rodez.: Beautiful pictures.. so we choose 25 to be edited?
1878	[08/10/2021, 19:31:55] Gail: Correct. Then he will do his magic and send them without watermarks
1879	[08/10/2021, 19:33:10] Darren de Rodez.: Perfecto. Are we able to use the non edited ones after payment too ?
1880	[08/10/2021, 19:35:20] Gail: You cant, unless you screen shot them which will produce a terrible pixel problem
1881	[08/10/2021, 19:35:30] Gail: *shoot
1882	[08/10/2021, 19:43:11] Darren de Rodez.: I would feel dodgy doing that. If there are more than 25 we like can we pay additional to gave those edited

1883	I'm
1884	Actually fucked off with the team. Why did they include that fucking awful wicker chair at all. Let alone here it in both reception rooms
1885	[08/10/2021, 19:47:10] Gail: That is exactly what Mat was concerned about and why he called me so many times. He said there were so many stylists (people) that he was quite overwhelmed and followed what they said they wanted. He was concerned that you, as the client, would judge his pics and didnt want you to think that he was a shitty photographer.
1886	[08/10/2021, 20:27:56] Darren de Rodez.: Believe me i have just left a very irate message for Tania and for the girls. If i had any thought the fault lay with Matthew my call would have been to him.
1887	
1888	Im furious with them for indulging whatever notions they have of interior design. That is the problem with interior designers. They are self indulgent and use clients' money to indulge new ideas.
1889	
1890	My job is to represent the property properly and to give guests what they want. Not what i think they should want . Interior designers dont get that. I see it when i buy something glitzy or glam. They give you that look like "oh gold? how gauche,". Whereas I wont apologise for glitz and sparkle. It might be camp but it makes me and people happy
1891	
1892	Thats why i use Matthews photos of Hove as my primary photos . Becuae they are luxuriant and aesthetically beautiful. And they represent the property properly
1893	
1894	This week I rejected the entire photo album from the guys I sent round (both our social media guru and the team we use re drone worm etc) because they had used trendy filters.. that awful beige or white washed look that is ll the vogue atm
1895	
1896	I actually said If I got one more photo where they had made a room or garden look magnolia Id stop using them
1897	
1898	
1899	God made the sky blue and the grass green and gold shiny. Why the f@@k would you then make it all magnolia...
1900	
1901	For the record any flaw in the photos is my team and not Matthew
1902	
1903	
1904	Matthew work shits on every professional photographer we have had in here to date
1905	
1906	Some of their work is arty, interesting, clever. Some I line with trends and what social media wants. But not one is a patch on Matthews. If I had to make a brochure tomorrow of Hove and could only use 20 photos theyd all be Matthews Ill deal with my team and establish wtf they were thinking using grandmas wicker chair,...
1907	
1908	
1909	It Literlly looks like Norman Bates mum died in it
1910	I don't spend R500,000 on furntiure for some interior designer to then bugger it up at the lst minute
1911	
1912	Its not a problem., after a week or two of being in there id be getting Matthew back again to shoot . Before then well just have to be clever which we should

1913	
1914	If I had any quibble re Matthews I work I would not have him here next week or back there in
1915	
1916	The problem is im an annoying perfectionist so I don't see how amazing the photos are I just see a wicker chair. But the photos are great and the place looks a million times better than a week ago
1917	
1918	Please reassure Matthew I think his work is exceptional and out the thousands of images og hove his are the first id send a potential client
1919	
1920	
1921	Next time and all future times ill do it with Mathew and leave the girls bunded an gagged ion the basement
1922	[08/10/2021, 20:54:43] Gail: I just sent your message to Mat and he is blown away and thanks you for the accolade. He is a little disappointed because if he knew (my fault) that it was for accommodation/marketing purposes, he would not have been so stoic with the pics. So now, when he does come again to shoot the house in its "Darren entirety", you will see a very big difference because he will use his artistry as a photographer and not as a 'real estate shoot'. I must warn you, this may cost you a tad more, but I can promise you, it would be worth it!
1923	[08/10/2021, 20:57:53] Darren de Rodez.: Have I ever quibbled over money or cost ? Quality costs money and so does talent. I'm happy to pay for his artistry.
1924	[08/10/2021, 20:58:15] Darren de Rodez.: You can ask anyone here. His pics of Hove are always first in the albums
1925	[08/10/2021, 20:58:44] Gail: My heart is full, you just made his day! Thank you Darren! All he said was "Wow!"
1926	[08/10/2021, 21:18:43] Darren de Rodez.: credit where credit is due. Hes a bloody talented photographer.
1927	[09/10/2021, 10:20:20] Darren de Rodez.: Hola. Does anyone know anyone in property who'd like a full time or part time job? I need a property procurer
1928	[09/10/2021, 10:22:01] Gail: Hey, thats my job!
1929	[09/10/2021, 10:22:25] Darren de Rodez.: Lol. Do you have the time though
1930	[09/10/2021, 10:23:02] Darren de Rodez.: And can you poach off other agents
1931	[09/10/2021, 10:23:25] Darren de Rodez.: I'm convened we have a small window to get a few on board before season 🙏🙏
1932	[09/10/2021, 10:23:33] Gail: Off course I can, send me what you like and I will do the rest
1933	[09/10/2021, 10:23:57] Darren de Rodez.: Okey dokey. That would be ideal.
1934	[09/10/2021, 10:24:30] Gail: Bring it on 🙏
1935	[09/10/2021, 10:40:10] Darren de Rodez.: I'm spending so much on people, designers , marketing etc it only makes sense if there are multiple properties in the collection. Plus if I'm gonna generate 250,000 a month for Hout that requires a good 6-12 properties is the collection. And ideally before December
1936	[10/10/2021, 15:08:50] Darren de Rodez.: <a href="https://www.property24.com/to-rent/camps-bay/cape-town/western-cape/11014/110212043">https://www.property24.com/to-rent/camps-bay/cape-town/western-cape/11014/110212043</a>
1937	[10/10/2021, 15:08:59] Darren de Rodez.: how about that one 🙏
1938	[10/10/2021, 15:12:16] Gail: I know this house, they also do holiday accommodation...
1939	[10/10/2021, 15:13:02] Darren de Rodez.: OOO, IT WOULD FIT WELL
1940	[10/10/2021, 15:14:46] Gail: I doubt they will let now, but I know the manager, and i will chat with her
1941	[10/10/2021, 15:26:36] Darren de Rodez.: its worth an ask.. forfeit one season in exchange for permanent let forever
1942	[10/10/2021, 15:26:38] Darren de Rodez.: <a href="https://www.privateproperty.co.za/to-rent/western-cape/cape-town/atlantic-seaboard/camps-bay/RR3284856">https://www.privateproperty.co.za/to-rent/western-cape/cape-town/atlantic-seaboard/camps-bay/RR3284856</a>

1943	[10/10/2021, 15:27:01] Darren de Rodez.: I saw that and heart lept then saw it was per day lol
1944	[11/10/2021, 13:40:14] Gail: Hello my lovely.....you are quiet today?
1945	[11/10/2021, 13:40:44] Darren de Rodez.: Lol. You mean I message too much usually 🤔
1946	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1947	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1948	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1949	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1950	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1951	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1952	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1953	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1954	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1955	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1956	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1957	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1958	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1959	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1960	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1961	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1962	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1963	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1964	[11/10/2021, 13:41:30] Darren de Rodez.: image omitted
1965	[11/10/2021, 13:43:20] Gail: Are you shopping again??
1966	[11/10/2021, 13:43:44] Darren de Rodez.: Have you met me ? 🤔
1967	[11/10/2021, 13:45:53] Gail: Love this idea for dining chairs, but will have to be in the right house
1968	[11/10/2021, 13:47:22] Gail: De Wet Views brochure.docx document omitted
1969	[11/10/2021, 13:47:28] Gail: What do you think about this house?
1970	[11/10/2021, 13:48:00] Darren de Rodez.: this look would look amazing in bantry
1971	[11/10/2021, 13:48:28] Gail: That it would, absolutely
1972	[11/10/2021, 13:50:53] Darren de Rodez.: Its drab, dull, plain, unimaginative... so its perfect for a transformation
1973	[11/10/2021, 15:06:27] Gail: Apparently
1974	[11/10/2021, 15:17:18] Gail: audio omitted
1975	[11/10/2021, 15:22:33] Darren de Rodez.: Two thoughts in one day 🤔 🤔.... I've had that issue come up and I'd agree X number of weeks a year
1976	[11/10/2021, 15:23:13] Darren de Rodez.: audio omitted
1977	[11/10/2021, 15:54:08] Gail: audio omitted
1978	[11/10/2021, 16:41:29] Darren de Rodez.: audio omitted
1979	[11/10/2021, 16:42:06] Darren de Rodez.: audio omitted
1980	[11/10/2021, 19:58:33] Darren de Rodez.: CAN YOU REMIND OF THE DATES ION FEBRUARY PLS
1981	[11/10/2021, 23:29:26] Darren de Rodez.: Are you ok mam?
1982	[12/10/2021, 00:30:56] Gail: I fell asleep, 17 - 26 Feb
1983	[12/10/2021, 01:39:59] Darren de Rodez.: audio omitted
1984	[12/10/2021, 12:31:59] Gail: Got something you may likey..... 🤔
1985	[12/10/2021, 12:32:07] Gail: <a href="https://villastanleon.com/newsletter/">https://villastanleon.com/newsletter/</a>
1986	[12/10/2021, 12:32:19] Gail: He is happy to go long term

1987	[12/10/2021, 12:38:29] Darren de Rodez.: Jho. It's huge
1988	[12/10/2021, 12:39:32] Darren de Rodez.: audio omitted
1989	[12/10/2021, 12:39:39] Gail: That's what she said!!! 🤔🤔🤔
1990	[12/10/2021, 12:42:49] Gail: How is your day today? Anton and I wanted to pop in for a bit to regroup and go over the options for H&A, if you have time and are ready to discuss further. Otherwise, just a visit would also be good 🤔
1991	[12/10/2021, 12:43:21] Darren de Rodez.: Let me check wuth those who know my movements. Lol.
1992	[12/10/2021, 12:43:38] Darren de Rodez.: Geographically. Not bowel obvs
1993	[12/10/2021, 12:58:36] Gail: Oooooo!!!!!! Please check on those dates for me.....17 - 26 February 2022
1994	[12/10/2021, 13:59:05] Gail: <a href="https://www.property24.com/to-rent/camps-bay/cape-town/western-cape/11014/110476657">https://www.property24.com/to-rent/camps-bay/cape-town/western-cape/11014/110476657</a>
1995	[12/10/2021, 14:15:18] Gail: <a href="https://www.property24.com/to-rent/camps-bay/cape-town/western-cape/11014/110285145">https://www.property24.com/to-rent/camps-bay/cape-town/western-cape/11014/110285145</a>
1996	[12/10/2021, 14:32:45] Darren de Rodez.: I saw these and thought both had ptential
1997	[12/10/2021, 14:33:49] Gail: audio omitted
1998	[12/10/2021, 14:33:59] Darren de Rodez.: at the moment there is a Canadian
1999	[12/10/2021, 14:36:22] Darren de Rodez.: Im about to head to somewhere called Persiopolis to have a look at some of the Marco Oliver sculptures..but you are very welcome to come with and give your opinion
2000	[12/10/2021, 14:36:56] Gail: Thats the store i told you about.. 😊
2001	[12/10/2021, 14:37:50] Darren de Rodez.: Ooooo. apparently they have multiple examples so im meeting Juan and there sales lady
2002	[12/10/2021, 17:29:01] Darren de Rodez.: audio omitted
2003	[12/10/2021, 19:31:05] Gail: Inge says no problem 🤔
2004	[12/10/2021, 19:42:43] Gail: Also, does Darren want us to leave the bedding, bed linen and towels? The way he's spending, I'm not sure ours will be up to scratch 🤔😁
2005	[12/10/2021, 19:42:53] Gail: From Inge 🙌
2006	[12/10/2021, 19:50:37] Darren de Rodez.: Lol. The best Sai to do it is to leave everything. The only thing I know from the get-go we don't need are the sofas in the bedrooms and the sofa to the ground floor
2007	[12/10/2021, 21:21:08] Darren de Rodez.: video omitted
2008	[12/10/2021, 21:21:08] Darren de Rodez.: video omitted
2009	[12/10/2021, 21:21:08] Darren de Rodez.: video omitted
2010	[12/10/2021, 21:21:32] Darren de Rodez.: IM JUST FINISHING THE NEW GARDEN PROJECT 🌿🌿🌿
2011	[12/10/2021, 21:21:58] Darren de Rodez.: WHEN ARE YOU GALS COMING ROUND FOR DRINKS AND POPPERS
2012	[13/10/2021, 05:37:33] Darren de Rodez.: Sorry. Caps lock 🤔
2013	[13/10/2021, 08:09:18] Gail: It looks absolutely divine - you are truly an artist!!
2014	[13/10/2021, 08:10:10] Gail: I will do the Poppers and you can do the drinks...as promised a long time ago....you need to tell us with your very busy schedule 🤔
2015	[13/10/2021, 07:46:18] Darren de Rodez.: Morning morning
2016	
2017	
2018	Assuming Micheal agrees the let, can the two interior design lades go in as soon as possible so they can do the board so that we can agree the look, style and budget
2019	
2020	



2021	On that subject, have we heard? Unless the agent is keeping R200k of lets off the Airbnb books then he seems to have an almost empty diary. So literally the longer the relationship continues the more money this agent is costing Michael.
2022	
2023	
2024	Even if he does have R200k of lets over the period of now to January or February that implies income of under R50k a month during the prime months of the year when income should be double or triple other months . The income woud be even less after income and expenses. Sop the sooner her starts the tenancy the sooner he stops haemorrhaging revenue
2025	
2026	
2027	Although that's not the most important issue.. If the tenancy cannot start now but is pushed to February that would massively slash the revenue we can earn. The next 16 weeks would account for 70% of the revenue for the next year.
2028	
2029	
2030	It would also mean the apartment will run at break even or a loss for the first 9 months and not be profitable until well into 2022.
2031	
2032	That also then delays the major investment until 2022
2033	
2034	
2035	It may or may not kill the deal but if it doenst then we would be running the tenancy
2036	
2037	
2038	Obviously its in our interest and Micheal to get both the make over and the more major investment done as quickly as possible
2039	
2040	
2041	That will also in turn mean the calibre of the guests increases markedly which means less risk of issues with neighbour
2042	
2043	It begs the question as to what calibre of guest the agent is fidning at R1700 to £3000 a night
2044	So to be able to start the tenancy now as opposed to February has a huge impact from Michael and us
2045	
2046	
2047	As any of these phantom bookings is not on airbnb then then cancelling them will be easy and. If it meant honouring the odd one or two then that could also be done. Although I think a complete break from this agent, this diary and these tenants as nothing good can come of it. Especially if Micheal is concerned about neighbours
2048	[13/10/2021, 08:43:09] Gail: 100% - I have already done a follow up this morning. Lets wait to hear what the outcome was. I dont want to push this man until i know he has heard all the facts, otherwise, we will loose it out right.
2049	[13/10/2021, 08:43:20] Gail: Just a little patience my sweet man!
2050	[13/10/2021, 09:53:34] Darren de Rodez.: audio omitted
2051	[13/10/2021, 09:55:17] Gail: I will let her know 😊
2052	[13/10/2021, 10:04:44] Darren de Rodez.: Coolio. Will she be there at
2053	[13/10/2021, 10:05:31] Darren de Rodez.: audio omitted

2054	[13/10/2021, 10:05:36] Gail: Re Bantry Bay, I would say (and i have) that the offer stands only if we can take occupation from 1 November with the proviso that we pay out the comms due etc.
2055	[13/10/2021, 10:06:07] Gail: Yes, she says she will be there, maybe good for you to go and chat with her re what you would like to stay etc.??
2056	[13/10/2021, 10:07:16] Darren de Rodez.: I think that fair. I get he wants to be fair with the agent. But there's a difference between being fair and being fleeced. No amount of Let's us worth R3.5 Million rent and a free refurbishment. That's the context he needs to think about
2057	[13/10/2021, 11:13:19] Gail: Ooooo, please tell me about 17 -26 Feb - is it definitely booked??
2058	[13/10/2021, 13:52:57] Darren de Rodez.: <a href="https://photos.app.goo.gl/zU9QJqPBxUbz5zLZA">https://photos.app.goo.gl/zU9QJqPBxUbz5zLZA</a>
2059	[13/10/2021, 21:04:39] Gail: Hi there, do you remember the booking that booking from 27 Dec to 6 Jan for R 200k payable upfront, the guy came to view as well. They want to now confirm it with 2 days double payment for the function they want to have. So that will be R 240 000. Can we still go ahead with this?
2060	[13/10/2021, 21:05:13] Gail: Sorry for the typos, my head is still spinning from today 🤯
2061	[13/10/2021, 21:12:18] Darren de Rodez.: Dont worry about typos.. me and Tania have our own language as we stopped correcting them years ago. I shall check. The last two weeks have friend my brain. So many enquires and all different dates and configurations i dont know if im arther or marther
2062	[13/10/2021, 21:13:09] Gail: I know the feeling, i have never had so many enquiries in one day in my entire career! but loving it!
2063	[13/10/2021, 21:13:19] Gail: See what i made in the meantime...
2064	[13/10/2021, 21:13:40] Gail: LLANDUDNO LUXE.pdf • 3 pages document omitted
2065	[13/10/2021, 21:15:52] Darren de Rodez.: Its all that pent up demand. Plus those we would maybe book before October in normal years didn't feel confident enough to and now suddenly do.. The problem is they all bloody want the same week
2066	[13/10/2021, 21:17:24] Gail: Yep! Thats our industry!
2067	[13/10/2021, 21:17:28] Darren de Rodez.: Ooooooooo. show off.. I love it 🙌🙌🙌🙌🙌
2068	[13/10/2021, 21:17:58] Gail: I knooooow, right?
2069	[13/10/2021, 21:19:05] Gail: btw, my love sent me your message that you sent to him, bless his heart, he asks, does this mean he likes my work? So sweet, right?
2070	[13/10/2021, 21:19:06] Darren de Rodez.: to whioch message lol
2071	[13/10/2021, 21:19:28] Darren de Rodez.: about polishing a turd?
2072	[13/10/2021, 21:19:47] Gail: Oh my hat, i am tired, i meant, my son sent me a message
2073	[13/10/2021, 21:20:42] Gail: Okay, so please let me know re the December thingy
2074	[13/10/2021, 21:21:28] Gail: Yes, exactly, i think he was a little overwhelmed with your metaphor!!
2075	[13/10/2021, 23:25:39] Darren de Rodez.: Load shedding 🤯
2076	[13/10/2021, 22:18:25] Darren de Rodez.: Lol.. but i brought it in with a clasy finish saying hed made the turd into a chocolate souffle
2077	[14/10/2021, 08:36:37] Gail: Good morning!!
2078	[14/10/2021, 08:36:50] Gail: 1 more sleep
2079	[14/10/2021, 08:44:44] Gail: I am going to Llandudno today to do the inventory with Inge. Have you managed to speak with her re what you would like to stay etc.
2080	[14/10/2021, 09:29:19] Darren de Rodez.: What time is channing landing ?! 😊
2081	[14/10/2021, 09:47:08] Gail: ??
2082	[14/10/2021, 09:57:20] Darren de Rodez.: audio omitted
2083	[14/10/2021, 10:01:15] Gail: audio omitted
2084	[14/10/2021, 10:01:45] Gail: My new 'toy'
2085	[14/10/2021, 10:01:51] Gail: <a href="https://www.privateproperty.co.za/to-rent/western-cape/cape-town/atlantic-seaboard/waterfront/RR3311564">https://www.privateproperty.co.za/to-rent/western-cape/cape-town/atlantic-seaboard/waterfront/RR3311564</a>

2086	[14/10/2021, 10:02:35] Gail: BC VILLA JEAN.pdf • 4 pages document omitted
2087	[14/10/2021, 11:48:35] Darren de Rodez.: audio omitted
2088	[14/10/2021, 13:01:18] Gail: audio omitted
2089	[14/10/2021, 13:32:03] Darren de Rodez.: Ooooooo. Wow 😊
2090	[14/10/2021, 13:32:17] Darren de Rodez.: Ooooo good. I can't start sewing dresses
2091	[14/10/2021, 13:34:19] Darren de Rodez.: It has potential. Currently very grandma
2092	[14/10/2021, 13:35:16] Darren de Rodez.: audio omitted
2093	[14/10/2021, 13:36:48] Darren de Rodez.: audio omitted
2094	[14/10/2021, 13:42:39] Gail: audio omitted
2095	[14/10/2021, 14:00:26] Darren de Rodez.: audio omitted
2096	[14/10/2021, 14:01:54] Darren de Rodez.: audio omitted
2097	[14/10/2021, 14:09:23] Darren de Rodez.: image omitted
2098	[14/10/2021, 14:09:42] Darren de Rodez.: Oooo, are they leaving the scooter and bike 🙏👉
2099	[14/10/2021, 14:14:04] Darren de Rodez.: audio omitted
2100	[14/10/2021, 14:16:55] Gail: 100%
2101	[14/10/2021, 16:32:39] Gail: Hey busy man, what is your verdict re the December booking??? The clients are waiting to hear 🙏
2102	[14/10/2021, 17:30:30] Gail: Missed voice call
2103	[14/10/2021, 17:40:04] Darren de Rodez.: audio omitted
2104	[14/10/2021, 17:43:26] Gail: audio omitted
2105	[14/10/2021, 18:12:03] Darren de Rodez.: audio omitted
2106	[14/10/2021, 18:17:44] Darren de Rodez.: image omitted
2107	[14/10/2021, 18:47:50] Darren de Rodez.: Did you have any joy on any of the houses youe sent me as iu can have a house refitted and interior designed in time for the guys trip
2108	[14/10/2021, 19:04:47] Gail: Not sure i understand??
2109	[14/10/2021, 19:46:26] Gail: Can they take 29 to 6th? Same deal, full payment now
2110	[14/10/2021, 20:44:26] Darren de Rodez.: I think that can work 🙏🙏👉
2111	[14/10/2021, 20:45:04] Gail: Yay! Kindly hold for me 🙏
2112	[14/10/2021, 20:45:48] Darren de Rodez.: For you madam your wish Is my command
2113	[14/10/2021, 20:46:51] Gail: Same deal, R200 000 plus R40 000, to be paid immediately
2114	[14/10/2021, 20:47:32] Darren de Rodez.: Shooooooooooooooooes 📌
2115	[14/10/2021, 20:47:53] Darren de Rodez.: I'll use it and get another property 🏠
2116	[14/10/2021, 20:48:34] Gail: 🤔😁😁🤔
2117	[15/10/2021, 07:21:42] Gail: Good morning. What time will you guys be going through this morning?
2118	[15/10/2021, 09:38:51] Darren de Rodez.: Morning morning.. I shall find out.. Im still waiting for my morning sucker punch from Clooney
2119	[15/10/2021, 09:39:40] Gail: Aha!! Okie dokie - Wakey wakey, rise and shine me luv!!
2120	[15/10/2021, 09:57:55] Darren de Rodez.: Any times thst suit or don't suit you
2121	[15/10/2021, 10:00:37] Gail: Its no worries, i just want to come and Welcome you to your new home 🙏
2122	[15/10/2021, 10:02:33] Darren de Rodez.: I shall speak with Tania and let thee know fair lady.. and when my ickle old brain works
2123	[15/10/2021, 10:02:59] Gail: 🙏
2124	[15/10/2021, 10:03:21] Darren de Rodez.: sticker omitted
2125	[15/10/2021, 10:04:14] Gail: Oooo love that! Looks just like you 🙏
2126	[15/10/2021, 10:05:25] Darren de Rodez.: Just 80 years younger 😁
2127	[15/10/2021, 10:06:05] Darren de Rodez.: audio omitted

2128	[15/10/2021, 10:09:01] Gail: audio omitted
2129	[15/10/2021, 10:11:30] Gail: audio omitted
2130	[15/10/2021, 10:25:10] Darren de Rodez.: Coolio. We are all super excited. We just need to work out where to be and when as we have the design team from Marco Oliver today going to both sites re the sculptures. but 10% want to meet you at Luxe. The deal was your baby after all 🤔👉
2131	[15/10/2021, 10:26:09] Darren de Rodez.: re wellen, i dont have his number , can yo send it.. its probably ion our chat somewhere. Can we ask him to start by taking the items from cielo and unpacking them placing them in the garden and disposing of the rubbish
2132	[15/10/2021, 10:26:40] Darren de Rodez.: question, can he help withthe painting ie inbetween whatever else he does in a day and soes he know any guys who a careful and trustworthy who we can pay to help
2133	[15/10/2021, 10:30:00] Gail: Only 10% 😞 😞
2134	[15/10/2021, 10:30:28] Darren de Rodez.: Lol. I meant 100% 🤖🤖🤖🤖🤖🤖
2135	[15/10/2021, 10:30:34] Gail: Leave it with me 🤖
2136	[15/10/2021, 10:31:20] Gail: Contact card omitted
2137	[15/10/2021, 10:55:24] Darren de Rodez.: 🙏🙏🙏🙏
2138	[15/10/2021, 11:01:29] Darren de Rodez.: when will you know re the December booking for the homos
2139	[15/10/2021, 11:09:06] Gail: We confirmed that they could have it last night, so waiting now on response 🙏
2140	[15/10/2021, 11:18:21] Darren de Rodez.: wonderbra
2141	[15/10/2021, 11:39:02] Darren de Rodez.: hows 2.30pm at the property for you? >
2142	[15/10/2021, 11:39:37] Gail: Perfect!!
2143	[15/10/2021, 11:42:27] Gail: I have goodies... 🤖
2144	[15/10/2021, 11:42:53] Darren de Rodez.: PS: the design team for Marco Oliver are coming here for 2,00pm. Marco Oliver himself has decided to join. they will all then go to Luxe for 2,.30pm. so we shall be inthe company of greatness, lLol. If Will I am can get the Cielo stuff unpacked and into the garden and boxes removed by then it would be amazing
2145	[15/10/2021, 11:43:33] Gail: I will pop past and give him a hand
2146	[15/10/2021, 11:44:29] Darren de Rodez.: image omitted
2147	[15/10/2021, 11:44:41] Darren de Rodez.: Thank you. 🙏 🙏
2148	[15/10/2021, 12:13:23] Darren de Rodez.: I assume the wifi is connected? do we take that over or?
2149	[15/10/2021, 12:15:46] Darren de Rodez.: the best goodie you can bring would be the lease for Bantry 🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏
2150	[15/10/2021, 12:20:38] Gail: See your email
2151	[15/10/2021, 12:57:01] Darren de Rodez.: okey dokey
2152	[15/10/2021, 12:57:44] Darren de Rodez.: No news on Bantry? 😞 😞 😞
2153	[15/10/2021, 12:58:48] Darren de Rodez.: <a href="https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/110125719">https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/110125719</a>
2154	[15/10/2021, 12:59:00] Darren de Rodez.: is this your friends property? >
2155	[15/10/2021, 13:49:54] Gail: Yes
2156	[15/10/2021, 13:50:18] Darren de Rodez.: asking as now looks like available for long let 🤖
2157	[15/10/2021, 13:50:51] Gail: Yes, but no more tgan 1 year, i already asked him 🤖
2158	[15/10/2021, 13:57:18] Darren de Rodez.: Bugger
2159	[15/10/2021, 14:04:46] Gail: Please give me a heads up when you are on your way
2160	[15/10/2021, 14:06:06] Darren de Rodez.: in about 15 mins
2161	[15/10/2021, 14:17:36] Darren de Rodez.: correction, thye have nmot yet arrived .. so maybe 30 mins
2162	[15/10/2021, 14:17:47] Darren de Rodez.: wil arrive circa 2.40
2163	[15/10/2021, 22:09:45] Darren de Rodez.: image omitted

2164	[15/10/2021, 22:19:14] Gail: Awww, thank you so much 🥰🥰🥰🥰🥰🥰
2165	[15/10/2021, 22:25:59] Darren de Rodez.: No, thank YOU mam 🥰🥰🥰🥰🥰🥰🥰🥰
2166	[16/10/2021, 13:23:43] Darren de Rodez.: image omitted
2167	[16/10/2021, 13:23:45] Darren de Rodez.: image omitted
2168	[16/10/2021, 13:23:47] Darren de Rodez.: image omitted
2169	[16/10/2021, 13:24:41] Darren de Rodez.: Morning mam... the first piece of bespoke commissioned furniture for Llandudno as just been completed ion the workshop 🥰🥰🥰🥰🥰🥰🥰🥰
2170	[16/10/2021, 13:56:44] Gail: That is beautiful!
2171	[16/10/2021, 13:59:32] Darren de Rodez.: Im super chuffed... The first piece of furniture for Llandudno fresh from the workshop. The aim is to have as many pieces as possible as a reborn item and not purchased new. This came out beautifully. Its better made than anything youd buy now. By a real craftsman, by hand. Its pretty much timeless and will see off multiple 5 year trend cycles. Its flexible and can be put in any property we have and interchanged with any number of looks. At the same time its now "current" and on trend ,, And now its the only one of the kind in the world. 🥰🥰🥰🥰🥰
2172	[16/10/2021, 14:46:50] Gail: Frikken amazing!!
2173	[16/10/2021, 14:51:56] Darren de Rodez.: Pretty much every piece in their will be custom made🥰🥰🥰🥰🥰🥰
2174	[16/10/2021, 14:54:27] Darren de Rodez.: speaking of which, the lady who we get most of the special item from is coming. to met on Wednesday to see Hove, Llandudno etc. Its rares she comes to cape town. I wanted her to see Bantry to help me source and chose the perfect furniture. When wil michealk make a decision. If he says yes to statrrting now i wnat to show her the place. If he says no there's no point as we wouldn't tdo the refurb for cireca a year
2175	[16/10/2021, 17:00:41] Gail: I will follow up with him first thing Monday morning 🥰
2176	[16/10/2021, 17:21:25] Darren de Rodez.: Thank you kindly mam
2177	[17/10/2021, 14:27:17] Darren de Rodez.: audio omitted
2178	[17/10/2021, 14:39:47] Gail: And how did that go?
2179	[17/10/2021, 14:40:14] Gail: Remember to say that you have bought the place 🥰
2180	[17/10/2021, 14:48:18] Darren de Rodez.: I did
2181	[17/10/2021, 14:48:28] Darren de Rodez.: It might help if they breed their kids
2182	[17/10/2021, 14:48:33] Darren de Rodez.: Brief. Not breed
2183	[17/10/2021, 14:49:23] Darren de Rodez.: audio omitted
2184	[17/10/2021, 18:01:36] Darren de Rodez.: <a href="https://www.llandudnoluxe.com/">https://www.llandudnoluxe.com/</a>
2185	[18/10/2021, 00:29:59] Darren de Rodez.: Hellooo my gorgeous lady... Lovely to speak with you earlier and it would be my pleasure for you to hoist jenny's surprise birthday there 🥰❤️🥰🥰🥰🥰🥰,, Let me know anything youll need or would like me to help with🥰🥰
2186	[18/10/2021, 09:33:55] Gail: Oh boy, did you have a big party last night?? Got calls from Inge complaining about noise etc.... from your new neighbour. 🥰
2187	[18/10/2021, 09:35:20] Gail: audio omitted
2188	[18/10/2021, 10:05:59] Darren de Rodez.: You are jokinbg
2189	
2190	You are joking?
2191	
2192	I am not happy
2193	
2194	Firstly, there was no party
2195	
2196	Secondly, the neighbour was rude and very unfriendly from the get go
2197	

2198	When the guys were setting up someone the garden furniture she pushed herself into the situation by shouting through the hedge for a someone to speak to her
2199	
2200	Before asking any questions she launched into a lecture about how parties were not permitted and no functions etc etc. I think she assumed the garden furniture was in preparation for a party,
2201	
2202	As she was lecturing the and laying down the rules, they called me over as they were not sure what to say
2203	
2204	She asked me how long id be renting the place. ,do I have a wife? Do I have children? Who will he loving with me
2205	
2206	I think maybe she thought I was an airbnb tenant
2207	
2208	I said id bought it
2209	
2210	At which point io got the Spanish inquisition. Which agent, when, how much, if , when , why,..as if she was somehow offended not to have been included in the sale
2211	
2212	I was very clear that I had bought the house
2213	
2214	She said I should pop round and introduce myself and I said I would
2215	
2216	I was very friendly, smiley, accommodating
2217	
2218	She was rude, curt, snooty, patronising and very prickly
2219	
2220	I left at 11pm
2221	
2222	I said the guys who had spent al day there helping assemble furniture and move stuff around could stay as it was close to curfew and they were tired
2223	
2224	If the music got loud I apologise
2225	
2226	Please ask inga to pass her number to me and my number to her
2227	
2228	Now we have said I am the owner that has to be kept to
2229	
2230	If that had happened then she should be calling me
2231	
2232	As I was not there at 1am I cant say with certainty there was not music. But I will speak to the guys as even of the music was mot crazy loud I made very very clear that nothing (music or voices) was to be at a level that any neighbour would be impacted
2233	
2234	I can say for sure there was no "party". If they had music to loud it would not have been intentional and they probably didn't factor ion how hectic the Llandudno set can be
2235	
2236	Wellen said earlier when she first spoke to us that she is a little crazy and difficult

2237	
2238	I am more than happy to speak with her. I will not permit guests to have parties. But we had a similar issue here in bakoven where one neighbour would complain the minute he even heard voices. So ill make clear that I will alays be very respectful that I will police my guests, I will always vet my guests, I will not accept any behaviour that is antisocial, I will care for the property and area and do whatever I can to contribute to the Llandudno community. But she will not dictate to me how I may live in my own home
2239	
2240	Im very aware what the Landudno set are like and I will genuinely be a very respectful member of the community but unless noise or nuisance comes over that fence she needs to keep her nose out of other peoples business
2241	
2242	I will speak to the guys as im fuming with them. Even if the stereo as slightly to loud
2243	
2244	But to be clear there were 3 guys and there was no party
2245	[18/10/2021, 10:25:20] Gail: audio omitted
2246	[18/10/2021, 10:32:30] Gail: Contact card omitted
2247	[18/10/2021, 10:34:43] Darren de Rodez.: audio omitted
2248	[18/10/2021, 10:49:40] Darren de Rodez.: image omitted
2249	[18/10/2021, 10:49:40] Darren de Rodez.: image omitted
2250	[18/10/2021, 10:49:41] Darren de Rodez.: image omitted
2251	[18/10/2021, 10:49:41] Darren de Rodez.: image omitted
2252	[18/10/2021, 11:07:10] Gail: Missed voice call
2253	[18/10/2021, 11:07:26] Gail: Please give me a call when you can
2254	[18/10/2021, 11:31:07] Gail: Missed voice call
2255	[18/10/2021, 11:32:15] Gail: I just got a call from the owner from H&A.... He is prepared to look at option 3. Can we have a chat re this?
2256	[18/10/2021, 11:32:36] Darren de Rodez.: Yes. Just in meeting. Gimme 30 mins
2257	[18/10/2021, 11:32:58] Gail: 📞
2258	[18/10/2021, 12:02:26] Gail: image omitted
2259	[18/10/2021, 12:28:29] Gail: Hi Hon, got a nice enquiry for you at LL...a lovely British couple, return guests, 27 Dec to 6 January - R 15 000 net to you i.e R 150 000. Your thoughts?
2260	[18/10/2021, 12:32:19] Darren de Rodez.: audio omitted
2261	[18/10/2021, 12:32:39] Darren de Rodez.: Sofa or throw
2262	[18/10/2021, 12:33:18] Darren de Rodez.: audio omitted
2263	[18/10/2021, 12:43:11] Gail: audio omitted
2264	[18/10/2021, 12:50:12] Gail: Throw
2265	[18/10/2021, 12:51:45] Darren de Rodez.: audio omitted
2266	[18/10/2021, 14:00:53] Gail: Your thoughts?
2267	[18/10/2021, 14:09:57] Gail: H&A Booking Summary .xls document omitted
2268	[18/10/2021, 14:10:09] Gail: Now almost full
2269	[18/10/2021, 14:46:58] Darren de Rodez.: Looking at it now. Just back
2270	[18/10/2021, 14:58:41] Darren de Rodez.: This makes me feel much better
2271	[18/10/2021, 15:04:18] Gail: King rooms 1 & 2 - R1550
2272	
2273	King room 6 - R1450
2274	
2275	Family room 4 - With full occupancy around R2000

2276	
2277	Queen rooms 3,5&7 - R1150
2278	
2279	Double room 8 - R1000
2280	[18/10/2021, 15:06:35] Gail: Crazy low prices, but once done we could easily double that
2281	[18/10/2021, 15:07:29] Darren de Rodez.: so, iof every room is let every day of the month the gross revenue is 270k? are the figures including or exclusive VAT?
2282	[18/10/2021, 15:10:57] Gail: Its not Vat registered.. 🙄
2283	[18/10/2021, 15:11:46] Darren de Rodez.: ah, whats the threshold
2284	[18/10/2021, 15:12:17] Gail: Accommodation is usually not vatted
2285	[18/10/2021, 15:14:56] Gail: Just asking now, a good question
2286	[18/10/2021, 15:16:10] Darren de Rodez.: audio omitted
2287	[18/10/2021, 15:20:02] Gail: Understood 🙄
2288	[18/10/2021, 15:23:30] Darren de Rodez.: if we can establish the bounders of the monthly payment and length of the payments then ic ant see any reason to not go for it
2289	[18/10/2021, 15:57:48] Gail: Can we meet tomorrow around 11.30 to formalise our offer and to make sure that we are all on the same page 🙄
2290	[18/10/2021, 16:10:46] Darren de Rodez.: audio omitted
2291	[18/10/2021, 16:11:35] Gail: This we can do
2292	[18/10/2021, 16:11:43] Gail: at 12?
2293	[18/10/2021, 16:14:40] Darren de Rodez.: image omitted
2294	[18/10/2021, 16:14:49] Darren de Rodez.: image omitted
2295	[18/10/2021, 16:14:50] Darren de Rodez.: image omitted
2296	[18/10/2021, 16:16:52] Gail: Oooo what's that??
2297	[18/10/2021, 16:24:57] Darren de Rodez.: one of the 4 different sideboards we are having custom made 😊😊
2298	[18/10/2021, 16:32:02] Gail: Gorgeous ❤️
2299	[18/10/2021, 17:16:54] Darren de Rodez.: audio omitted
2300	[18/10/2021, 17:30:36] Gail: 🙄
2301	[18/10/2021, 19:02:34] Gail: Would you come this stay?
2302	[18/10/2021, 19:02:47] Gail: *consider
2303	[18/10/2021, 19:22:28] Darren de Rodez.: Yes. I'm just trying to work out the dates of some who wants Xmas. I am getting myself terribly confused
2304	[18/10/2021, 22:10:40] Darren de Rodez.: Hola. what time ware you thinking to start the party?
2305	[18/10/2021, 22:18:47] Darren de Rodez.: <a href="https://www.property24.com/to-rent/camps-bay/cape-town/western-cape/11014/110212043">https://www.property24.com/to-rent/camps-bay/cape-town/western-cape/11014/110212043</a>
2306	[18/10/2021, 22:18:51] Darren de Rodez.: DID THEY COME BACK TO YOU'
2307	[18/10/2021, 22:18:57] Darren de Rodez.: sorry, caps lck
2308	[19/10/2021, 09:45:09] Darren de Rodez.: Helloooooo. When can you have the pool table and bedroom sofas removed mam
2309	[19/10/2021, 11:12:09] Darren de Rodez.: audio omitted
2310	[19/10/2021, 11:12:47] Darren de Rodez.: the penthouse lounge 2.jpg document omitted
2311	[19/10/2021, 11:12:47] Darren de Rodez.: the penthouse lounge 1.jpg document omitted
2312	[19/10/2021, 11:13:08] Darren de Rodez.: First two mood boards for luxe
2313	[19/10/2021, 11:20:37] Darren de Rodez.: image omitted
2314	[19/10/2021, 11:20:37] Darren de Rodez.: image omitted
2315	[19/10/2021, 11:20:37] Darren de Rodez.: image omitted
2316	[19/10/2021, 11:20:38] Darren de Rodez.: image omitted



2317	[19/10/2021, 11:20:38] Darren de Rodez.: image omitted
2318	[19/10/2021, 11:20:38] Darren de Rodez.: image omitted
2319	[19/10/2021, 11:20:38] Darren de Rodez.: image omitted
2320	[19/10/2021, 11:20:38] Darren de Rodez.: image omitted
2321	[19/10/2021, 11:20:38] Darren de Rodez.: image omitted
2322	[19/10/2021, 11:20:38] Darren de Rodez.: image omitted
2323	[19/10/2021, 11:20:38] Darren de Rodez.: image omitted
2324	[19/10/2021, 11:20:38] Darren de Rodez.: image omitted
2325	[19/10/2021, 11:21:17] Darren de Rodez.: All the mood boards for LLandudno 🙏🙏🙏❤️
2326	[19/10/2021, 14:23:58] Darren de Rodez.: audio omitted
2327	[19/10/2021, 19:06:07] Gail: Missed voice call
2328	[19/10/2021, 21:56:53] Darren de Rodez.: audio omitted
2329	[19/10/2021, 22:01:09] Gail: Hiya, I will call you in the morning.. i am way too knackered from today 🤔
2330	[19/10/2021, 22:01:35] Darren de Rodez.: okey pokey. Im sending you a virtual massage 🙏❤️
2331	[19/10/2021, 23:31:15] Darren de Rodez.: Ooo, please let me know re the pool table and the awful sofas
2332	[20/10/2021, 09:58:27] Gail: Are you up and about?
2333	[20/10/2021, 10:11:59] Darren de Rodez.: Little Darren is up 🙏
2334	[20/10/2021, 10:42:52] Gail: Missed voice call
2335	[20/10/2021, 14:38:10] Darren de Rodez.: audio omitted
2336	[20/10/2021, 16:06:07] Darren de Rodez.: Its like the invasion of Normandy here today ✨ ✨ ✨ ✨
2337	[20/10/2021, 17:57:34] Darren de Rodez.: Sorters. Pool table and three sofas will be moved to yours. Around 8pm
2338	[20/10/2021, 17:57:51] Darren de Rodez.: It's R2k. I'll pay
2339	[20/10/2021, 18:07:32] Gail: 🙏 Will they help with getting it inside?
2340	[20/10/2021, 18:08:07] Gail: Location: <a href="https://maps.google.com/?q=-34.032719,18.345320">https://maps.google.com/?q=-34.032719,18.345320</a>
2341	[20/10/2021, 18:08:29] Gail: Villa Girasol, 23 Laurentia Way, Kronenzicht, Hout Bay
2342	[20/10/2021, 18:46:38] Darren de Rodez.: Danke. Might be a bit later
2343	[20/10/2021, 21:29:05] Gail: Hey hon, are the guys still coming.....if so, ask them to call me on 067 605 4801 or buzz No 3
2344	[20/10/2021, 21:31:02] Darren de Rodez.: Indeedy.
2345	[20/10/2021, 21:31:08] Darren de Rodez.: I'll call them
2346	[20/10/2021, 21:31:21] Gail: They are here
2347	[20/10/2021, 21:31:36] Darren de Rodez.: They are bringing the pool table at 9am. It was too big a job for right now 🙏
2348	[20/10/2021, 21:31:38] Darren de Rodez.: Coolio
2349	[20/10/2021, 21:31:54] Gail: 🙏
2350	[20/10/2021, 21:32:11] Gail: Ah, OK,
2351	[20/10/2021, 21:32:13] Darren de Rodez.: I'll try and make the place nice for the girls for Saturday 🙏
2352	[20/10/2021, 22:03:10] Gail: Couches received and in my garage
2353	[20/10/2021, 22:13:33] Darren de Rodez.: Dankie spanky
2354	[20/10/2021, 22:16:01] Gail: 🤔
2355	[20/10/2021, 23:28:57] Darren de Rodez.: video omitted
2356	[20/10/2021, 23:28:57] Darren de Rodez.: video omitted
2357	[20/10/2021, 23:29:25] Darren de Rodez.: audio omitted
2358	[20/10/2021, 23:30:55] Gail: Is that in the house already? Looks amazing!
2359	[20/10/2021, 23:31:14] Darren de Rodez.: Omg no. That's hove lol

2360	[20/10/2021, 23:32:17] Gail: Okay, jeez, been a super long day. Just did another 1 year rental agreement. When are your guests arriving at Hove?
2361	[20/10/2021, 23:33:30] Darren de Rodez.: One year for where
2362	[20/10/2021, 23:33:45] Darren de Rodez.: Did you speak to the owners of thst camps bay house
2363	[20/10/2021, 23:33:48] Darren de Rodez.: Friday
2364	[20/10/2021, 23:34:29] Darren de Rodez.: Which is perfect. I can be onsite at luxe to supervise the works.
2365	
2366	Garden is being done Friday. I pulled it forward so it's nice for the gals
2367	[20/10/2021, 23:34:30] Gail: In Tamberskloof...just below Higgovale
2368	[20/10/2021, 23:35:07] Gail: Please consider my hubby to do your garden and pool - thats his business
2369	[20/10/2021, 23:35:49] Darren de Rodez.: Ahhhh. Now if this was a Saturday it would be good as I'm psychic on a Saturday 🙏🙏🙏🙏🙏
2370	[20/10/2021, 23:36:08] Gail: Hee hee!
2371	[20/10/2021, 23:36:32] Darren de Rodez.: audio omitted
2372	[20/10/2021, 23:37:43] Gail: We are planning for Saturday from 2.00pm - Is that ok?
2373	[20/10/2021, 23:37:55] Darren de Rodez.: Absolutely.
2374	[20/10/2021, 23:38:20] Darren de Rodez.: I'm having my leopard print g string taken in so I can serve you guys drinks by the pool
2375	[20/10/2021, 23:39:31] Gail: You will meet hubby on Sat - then you can chat with him. He knows all about you and is actually super keen to meet you
2376	[20/10/2021, 23:40:18] Gail: His business is called Concrete Jungle
2377	[20/10/2021, 23:40:54] Gail: <a href="https://www.facebook.com/Concrete-Jungle-624950377970601">https://www.facebook.com/Concrete-Jungle-624950377970601</a>
2378	[20/10/2021, 23:53:34] Darren de Rodez.: ooo, "ALL" about me? Thatll turn his hair white
2379	[20/10/2021, 23:53:46] Darren de Rodez.: does he do things like decking?
2380	[21/10/2021, 00:16:39] Gail: No, not decking, but can arrange. He can do garden/garden sculpturing and pool maintenance & pool plumbing, landscaping, irrigation maintenance,
2381	[21/10/2021, 00:17:17] Darren de Rodez.: Cool. I'll see if I can cancel the current contract
2382	[21/10/2021, 00:17:20] Gail: But you can chat with him when you meet him.....just a heads up...he is all mine!! 🤩
2383	[21/10/2021, 00:20:12] Gail: image omitted
2384	[21/10/2021, 00:20:26] Darren de Rodez.: Lol. I'm afraid my taste in men has remained the same as it was when I sss in my 20s. So the long list of bfs and playmates is a catalogue of super cute, young, jock types. Hence why there are so many car crashes. 🤔🤔
2385	[21/10/2021, 00:20:35] Darren de Rodez.: Handsome guy
2386	[21/10/2021, 00:22:49] Gail: image omitted
2387	[21/10/2021, 00:22:49] Gail: image omitted
2388	[21/10/2021, 00:22:50] Gail: image omitted
2389	[21/10/2021, 00:35:55] Darren de Rodez.: Stunning 😍
2390	[21/10/2021, 02:19:32] Darren de Rodez.: image omitted
2391	[21/10/2021, 02:19:32] Darren de Rodez.: image omitted
2392	[21/10/2021, 02:19:32] Darren de Rodez.: image omitted
2393	[21/10/2021, 02:19:32] Darren de Rodez.: video omitted
2394	[21/10/2021, 02:19:32] Darren de Rodez.: video omitted
2395	[21/10/2021, 12:04:18] Gail: image omitted
2396	[21/10/2021, 12:14:39] Darren de Rodez.: Is that Jen on her lunch break
2397	[21/10/2021, 17:32:38] Darren de Rodez.: audio omitted

2398	[21/10/2021, 17:32:53] Darren de Rodez.: Can you call me when you have a moment pls
2399	[21/10/2021, 21:23:46] Darren de Rodez.: image omitted
2400	[21/10/2021, 21:23:46] Darren de Rodez.: image omitted
2401	[21/10/2021, 21:23:46] Darren de Rodez.: image omitted
2402	[21/10/2021, 21:23:46] Darren de Rodez.: image omitted
2403	[21/10/2021, 21:23:46] Darren de Rodez.: image omitted
2404	[21/10/2021, 21:23:46] Darren de Rodez.: image omitted
2405	[21/10/2021, 21:23:46] Darren de Rodez.: image omitted
2406	[21/10/2021, 21:23:47] Darren de Rodez.: image omitted
2407	[22/10/2021, 01:38:44] Darren de Rodez.: <a href="https://we.tl/t-7p55AWPoJ">https://we.tl/t-7p55AWPoJ</a> - The interior and garden videos sir ;) The progression is crazy!
2408	[22/10/2021, 12:18:24] Gail: Good afternoon!!!
2409	[22/10/2021, 12:18:43] Gail: How are things coming on at LL?
2410	[22/10/2021, 12:19:11] Gail: Can I still pop in a little later 🙏
2411	[22/10/2021, 12:19:58] Darren de Rodez.: Helloooooooooo
2412	[22/10/2021, 12:25:09] Gail: Just want to chat about the shenanigans for tomorrow
2413	[22/10/2021, 12:26:09] Darren de Rodez.: audio omitted
2414	[22/10/2021, 12:31:00] Gail: audio omitted
2415	[22/10/2021, 12:33:57] Darren de Rodez.: audio omitted
2416	[22/10/2021, 12:35:48] Gail: This message was deleted.
2417	[22/10/2021, 12:36:56] Gail: audio omitted
2418	[22/10/2021, 12:45:27] Darren de Rodez.: audio omitted
2419	[22/10/2021, 12:47:30] Darren de Rodez.: audio omitted
2420	[22/10/2021, 13:30:27] Gail: audio omitted
2421	[22/10/2021, 13:53:11] Gail: audio omitted
2422	[22/10/2021, 13:53:54] Gail: audio omitted
2423	[22/10/2021, 15:34:07] Gail: Missed voice call
2424	[22/10/2021, 15:39:41] Gail: Please call me when you can 💕
2425	[22/10/2021, 16:34:47] Gail: audio omitted
2426	[22/10/2021, 16:42:51] Darren de Rodez.: Just back at house now. Not stopped all day. Will listen now
2427	[22/10/2021, 16:43:03] Darren de Rodez.: Call me when you can
2428	[22/10/2021, 16:55:38] Gail: Missed voice call
2429	[22/10/2021, 17:37:22] Gail: A game of tennis, anyone? 🤪
2430	[22/10/2021, 18:04:43] Gail: audio omitted
2431	[22/10/2021, 18:08:51] Gail: Missed voice call
2432	[22/10/2021, 18:22:19] Darren de Rodez.: <a href="https://rawson.co.za/property/to-rent/camps-bay-rentals/1112703">https://rawson.co.za/property/to-rent/camps-bay-rentals/1112703</a>
2433	[22/10/2021, 18:22:27] Darren de Rodez.: did you call?
2434	[22/10/2021, 18:25:14] Gail: audio omitted
2435	[22/10/2021, 18:25:49] Gail: Ah ja, no they won't do long-term but i can ask
2436	[22/10/2021, 18:29:35] Gail: Ok, to confirm there are 2 double beds and two singles, right?
2437	[22/10/2021, 18:30:18] Darren de Rodez.: Correct
2438	[22/10/2021, 18:30:33] Darren de Rodez.: audio omitted
2439	[22/10/2021, 18:31:27] Gail: audio omitted
2440	[22/10/2021, 19:20:52] Gail: Can't find a man with a tool... will try again in the am 🙏
2441	[22/10/2021, 19:37:15] Darren de Rodez.: Tell me about it. Nor can I 🙏

2442	[22/10/2021, 19:37:32] Darren de Rodez.: Oh you mean for the mirrors
2443	[22/10/2021, 23:48:45] Darren de Rodez.: Helloooo. Can you pls send me the soft copy of the Hout summary 🙏🙏
2444	[24/10/2021, 09:13:54] Gail: Good morning. I am so sorry about the little cat fight last night. It was a long day and i just wanted it to be perfect. Thank you so much for all your efforts in getting the house looking as beautiful as it did and allowing us to host Jenny's birthday. You are a super star and a special friend ❤️❤️
2445	[24/10/2021, 17:51:58] Darren de Rodez.: Helloooooooooo. Awww. You are very welcome.
2446	
2447	It was my pleasure and the least I could do after all you've done 🙏🙏
2448	
2449	It was a mission to get the house ready but also I think probably helpful in the long run as it forced us to push
2450	
2451	Don't worry about the cat fight. It came from good intentions and all the stress of the day. But next time can we have it in mid, naked aka Dynasty style. I'd pay for ring side seats on that one.
2452	[24/10/2021, 17:53:35] Gail: 😂😂😂😂😂
2453	[24/10/2021, 17:53:45] Darren de Rodez.: And hubby is awesome awesome. Proper mega-fella. Was great meet him
2454	[24/10/2021, 17:55:09] Gail: That he is...
2455	[24/10/2021, 17:58:34] Darren de Rodez.: The coolest dude I've met in SA so far !!!!!
2456	[24/10/2021, 18:00:23] Darren de Rodez.: audio omitted
2457	[24/10/2021, 18:02:32] Gail: 📁
2458	[24/10/2021, 18:37:18] Gail: Check out this place on Airbnb: Picturesque family home with spectacular sea views – House, sleeps 6. <a href="https://abnb.me/AKZVAzsvCkb">https://abnb.me/AKZVAzsvCkb</a>
2459	[24/10/2021, 18:38:30] Gail: This belongs to a friend of mine who was there yesterday and would be interested in a long-term rental... what do you think?
2460	[24/10/2021, 18:39:16] Gail: There is a second dwelling too with another 3 bed rooms
2461	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2462	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2463	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2464	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2465	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2466	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2467	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2468	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2469	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2470	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2471	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2472	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2473	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2474	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2475	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2476	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2477	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2478	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2479	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2480	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted

2481	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2482	[25/10/2021, 03:41:28] Darren de Rodez.: image omitted
2483	[25/10/2021, 08:51:54] Gail: Good morning gorgeous man! What did you think of the Hout Bay house above. Can i arrange a viewing for you?
2484	[25/10/2021, 08:53:21] Gail: If you look at the calendar, they already have quite a few bookings in place and the owner is prepared to rent to you prior to season, so have a look and let me know
2485	[25/10/2021, 12:34:13] Gail: Missed voice call
2486	[25/10/2021, 12:35:54] Gail: audio omitted
2487	[25/10/2021, 14:07:15] Darren de Rodez.: Sowwy. Only just playing voicemails
2488	[25/10/2021, 14:10:50] Darren de Rodez.: audio omitted
2489	[25/10/2021, 14:13:27] Gail: Hove is not flexible from 31 to 7 Jan - net offer is R 32 000
2490	[25/10/2021, 14:13:42] Gail: Got it for Luxe, will inform the client
2491	[25/10/2021, 14:13:49] Gail: Thank you Good Boy!
2492	[25/10/2021, 15:27:01] Gail: Can we do?
2493	[25/10/2021, 15:30:16] Gail: Please please check dates, we see availability on Airbnb and the client wants to book now
2494	[25/10/2021, 15:33:15] Gail: That for Hove....from 31st DEct
2495	[25/10/2021, 19:12:23] Gail: R 68 000 per month for the whole property including the cottage. Would you like to view?
2496	[25/10/2021, 21:17:35] Darren de Rodez.: Finally sat at my desk. Brain fried 🤯🤯
2497	[25/10/2021, 21:17:47] Darren de Rodez.: So it's 2 x 3 bed cottages ?
2498	[25/10/2021, 21:41:40] Gail: 2 Dwellings, i have not seen the other one
2499	[25/10/2021, 22:25:55] Darren de Rodez.: WHAT ARE YOUR VIEWS?
2500	[26/10/2021, 07:58:47] Gail: Good morning ! My views? re the booking? I think its a great rate and seeing that you do have availability and it does fall within your airbnb rate, its a goodie
2501	[26/10/2021, 11:50:52] Gail: Hello there... Just got a call re the bar.... 🗑️, Nothing bad, just wanted to be notified and hopes the pieces will be taken care of.
2502	[26/10/2021, 12:20:21] Darren de Rodez.: Hola Chico. What do you mean notified. They're aware we were removing the bar I thought.
2503	We the pieces , do you mean of the old bar? I'm confused
2504	[26/10/2021, 12:23:19] Gail: audio omitted
2505	[26/10/2021, 12:57:53] Gail: On another note.....please can you give us an answer on the 31st December booking for Hove at R 32 000 per night?
2506	[26/10/2021, 12:58:38] Gail: And then on a 3rd note, would you like to view the Hout Bay option. Its quite close to Maison Noir on the same side of the valley
2507	[26/10/2021, 15:53:28] Gail: Missed voice call
2508	[26/10/2021, 18:44:40] Gail: Missed voice call
2509	[26/10/2021, 19:18:15] Gail: We need to talk, please call me when you get the chance
2510	[26/10/2021, 21:08:04] Darren de Rodez.: Sorry... things are ridiculously crazy. Trying to juggle evrything (the Bakoven let, the Llandudno refurb, all the marketing, viewing properties, sorting the sculptures bla bla bla).. Today alone at Llandudno we have 8 decorators, 5 housekeepers, 4 landscape gardeners and a partridge in a pear tree
2511	
2512	Re the Xmas let.. We have offers at that time and there is a crossover so im trying to see if they would consider slight changes to their dates. I even offered them a discount if they were flexible so I could accommodate Jen;s people. If they wont budge then I cant take Jen's people
2513	
2514	(NB: some dates that are taken are still showing as available because it generates enquiries which I can then push to other properties)

2515	
2516	Re Hout Bay im up for viewng it. My question to you was do you think it's a good deal. Llandudno is eating money like a crazed starving Lion. Easilly passed the R500k mark. Not to mention hundreds of man hours. So id be conscious to only do tenancies where there is the potential for decent money, Especialy if there may need to be subsidising of Hout
2517	
2518	Just ploughing through emails.. call me whenever you have a moment 🙏🙏🙏
2519	[26/10/2021, 21:19:08] Gail: Thank you for the concise response. We do need to chat..
2520	[26/10/2021, 21:19:20] Gail: Are you available?
2521	[26/10/2021, 22:04:37] Darren de Rodez.: Sure thing.
2522	[26/10/2021, 22:04:58] Darren de Rodez.: Yip. Just hanging mirrors. But finishing now 🙏🙏🙏
2523	[26/10/2021, 22:22:25] Gail: We can chat in the morning
2524	[26/10/2021, 22:22:45] Gail: Going to bed now
2525	[26/10/2021, 22:44:05] Darren de Rodez.: okey dokey,, ill still be up.. 🙏🙏🙏
2526	[27/10/2021, 08:26:07] Gail: Good morning. Can I please pop in this morning sometime?
2527	[27/10/2021, 10:55:59] Gail: Missed voice call
2528	[27/10/2021, 10:56:17] Darren de Rodez.: I can't hear you
2529	[27/10/2021, 10:56:27] Gail: audio omitted
2530	[27/10/2021, 11:09:53] Darren de Rodez.: I'm intrigued
2531	[27/10/2021, 11:26:40] Darren de Rodez.: LLANDUDNO LUXE.pdf • 3 pages document omitted
2532	[27/10/2021, 11:27:03] Darren de Rodez.: audio omitted
2533	[27/10/2021, 11:46:30] Gail: audio omitted
2534	[27/10/2021, 11:52:50] Gail: Missed voice call
2535	[27/10/2021, 11:56:09] Gail: audio omitted
2536	[27/10/2021, 12:01:30] Darren de Rodez.: Thank you mam. Please trust in that I would never do anything to the detriment of any property. My job is to sprinkle magic fairy dust on them and make them sparkle. Hopefully Keith and Inga will love it all when they see what the big fat fairy has done 🙏🙏🙏
2537	[27/10/2021, 12:16:49] Gail: Missed voice call
2538	[27/10/2021, 13:41:39] Gail: LLANDUDNO LUXE.docx document omitted
2539	[27/10/2021, 13:41:49] Gail: As requested 🙏
2540	[27/10/2021, 13:48:48] Darren de Rodez.: Dankie my firey fox
2541	[27/10/2021, 13:49:40] Gail: 🙏🙏
2542	[27/10/2021, 13:51:53] Gail: image omitted
2543	[27/10/2021, 13:51:53] Gail: image omitted
2544	[27/10/2021, 13:51:54] Gail: image omitted
2545	[27/10/2021, 13:51:54] Gail: image omitted
2546	[27/10/2021, 13:51:54] Gail: image omitted
2547	[27/10/2021, 13:51:55] Gail: image omitted
2548	[27/10/2021, 13:51:55] Gail: image omitted
2549	[27/10/2021, 13:51:56] Gail: image omitted
2550	[27/10/2021, 13:54:11] Darren de Rodez.: is that the second cottage'
2551	[27/10/2021, 13:55:14] Gail: No, its next door to you 🙏
2552	[27/10/2021, 14:18:39] Gail: Hey darlin, can we do 3.45 today
2553	[27/10/2021, 14:22:58] Darren de Rodez.: 🙏🙏🙏
2554	[27/10/2021, 14:23:21] Darren de Rodez.: Should be ok. Can you send me the address
2555	[27/10/2021, 14:24:29] Gail: Let meet at the World of Birds at 3.50

2556	[27/10/2021, 14:32:16] Darren de Rodez.: Okey dokey
2557	[27/10/2021, 14:38:54] Gail: <a href="https://www.airbnb.co.za/rooms/5331148?adults=8&amp;check_in=2022-02-12&amp;check_out=2022-02-19&amp;translate_uqc=false&amp;federated_search_id=fa5df4e5-e259-43eb-b03c-5a2dee52b092&amp;source_impression_id=p3_1635338261_BYziwfjUBWnt3DBZ">https://www.airbnb.co.za/rooms/5331148?adults=8&amp;check_in=2022-02-12&amp;check_out=2022-02-19&amp;translate_uqc=false&amp;federated_search_id=fa5df4e5-e259-43eb-b03c-5a2dee52b092&amp;source_impression_id=p3_1635338261_BYziwfjUBWnt3DBZ</a>
2558	[27/10/2021, 14:39:04] Gail: Your neighbours house
2559	[27/10/2021, 15:31:12] Darren de Rodez.: audio omitted
2560	[27/10/2021, 15:37:03] Gail: audio omitted
2561	[27/10/2021, 15:40:44] Darren de Rodez.: audio omitted
2562	[27/10/2021, 15:41:19] Darren de Rodez.: audio omitted
2563	[27/10/2021, 15:41:29] Gail: audio omitted
2564	[27/10/2021, 15:41:47] Darren de Rodez.: Tuesday it is 🙏🙏❤️
2565	[27/10/2021, 16:03:22] Darren de Rodez.: quick question,.. do you think if i improved the bantry bay offer that might tempt him, along with a tour of hove pr llandudno ?
2566	[27/10/2021, 20:25:38] Gail: Hi there. Sorry for the late reply.... No, i don't think its about money hon... i think we may have better luck next year
2567	[28/10/2021, 00:00:25] Darren de Rodez.: Sure thing. I meant wider than that. Eg him coming to hove
2568	[28/10/2021, 10:20:11] Gail: Good morning from Elgin
2569	[28/10/2021, 10:20:32] Gail: How are things going today?
2570	[28/10/2021, 10:27:39] Gail: image omitted
2571	[28/10/2021, 10:57:00] Darren de Rodez.: Whose the alchy?
2572	[28/10/2021, 10:59:43] Gail: That's good wholesome apple juice being drank by Jenny 🍏🍏
2573	[28/10/2021, 11:26:22] Darren de Rodez.: You mean cider 🍷
2574	[29/10/2021, 13:48:44] Darren de Rodez.: audio omitted
2575	[30/10/2021, 12:14:12] Darren de Rodez.: image omitted
2576	[30/10/2021, 12:14:12] Darren de Rodez.: image omitted
2577	[30/10/2021, 12:14:12] Darren de Rodez.: image omitted
2578	[30/10/2021, 12:14:12] Darren de Rodez.: image omitted
2579	[30/10/2021, 12:14:12] Darren de Rodez.: image omitted
2580	[30/10/2021, 12:14:12] Darren de Rodez.: image omitted
2581	[30/10/2021, 12:14:12] Darren de Rodez.: image omitted
2582	[30/10/2021, 12:47:24] Gail: Too beautiful ❤️ ❤️ ❤️
2583	[30/10/2021, 13:10:04] Darren de Rodez.: video omitted
2584	[30/10/2021, 13:11:16] Darren de Rodez.: Glad you like. The Berlin Wall is come down 😊😊
2585	[30/10/2021, 13:12:11] Darren de Rodez.: video omitted
2586	[01/11/2021, 17:55:21] Darren de Rodez.: Hellooo gorgeous.. Youre quiet.. I hope all is ok in Gail's World? 🙏❤️❤️🤔
2587	[01/11/2021, 18:08:20] Gail: Just got in from Knysna, had awesome weather there, but drove into a tempest!!
2588	[01/11/2021, 18:42:23] Gail: Are still going to view tomorrow?
2589	[01/11/2021, 18:42:24] Gail: video omitted
2590	[02/11/2021, 11:19:43] Gail: Good morning young man!
2591	[02/11/2021, 11:20:11] Darren de Rodez.: Helloooooooo
2592	[02/11/2021, 11:20:40] Darren de Rodez.: Sorry. Missed the messages yesterday. My head is mashed from the 20 hour days lol
2593	[02/11/2021, 11:20:54] Darren de Rodez.: Jho. That looks super nice
2594	[02/11/2021, 11:21:08] Darren de Rodez.: My dear. You are the tempest
2595	[02/11/2021, 11:21:39] Gail: 😊😊😊😊 Dont suppose i will ever live that one day hey?

2596	[02/11/2021, 11:22:04] Darren de Rodez.: Oh hell no. I wish we had cctv!!!
2597	[02/11/2021, 11:22:56] Gail: Then i would have had to charge you... 🤔
2598	[02/11/2021, 11:23:17] Gail: Ok, are you still keen to view the Hout Bay option - she just asked?
2599	[02/11/2021, 11:29:50] Darren de Rodez.: You can star in my next OnlyFans open epic "Darren Does Dallas"
2600	[02/11/2021, 11:30:07] Darren de Rodez.: I am yes. It's available straight away?
2601	[02/11/2021, 11:30:57] Gail: Let me check with her, but that was the plan
2602	[02/11/2021, 11:33:13] Gail: Ok, we have a meet at 12.15...please meet me at the World of Birds at 12.10??
2603	[02/11/2021, 11:34:25] Darren de Rodez.: tomorrow?
2604	[02/11/2021, 11:36:32] Gail: today
2605	[02/11/2021, 11:37:05] Gail: Or we can make it tomorrow, whatever suits you
2606	[02/11/2021, 11:37:10] Darren de Rodez.: audio omitted
2607	[02/11/2021, 11:46:41] Gail: No worries, i will make it for tomorrow, I misunderstood your message thinking you were available straight away 🤔
2608	[02/11/2021, 11:47:07] Gail: Keith called me about his house being black! Then he said how nice it looked! So well done!
2609	[02/11/2021, 11:47:27] Gail: Send me a pic - dying to see
2610	[02/11/2021, 11:49:03] Darren de Rodez.: audio omitted
2611	[02/11/2021, 11:52:04] Gail: Ah then a perfect fit for you Mr Starke!!! Cool, i will make it for the same time tomorrow 🤔
2612	[02/11/2021, 11:52:53] Darren de Rodez.: perfecto
2613	[02/11/2021, 11:53:09] Gail: Made it for 12.00
2614	[02/11/2021, 11:57:12] Gail: Oh dear they are doing a photo shoot there tomorrow...we can either go tonight at 6.00pm or Thursday at 12.15pm?
2615	[02/11/2021, 12:47:21] Gail: Hi again! This is my bad, but i totally forgot to prep the invoice for costs at 16 Liermans. I have emailed you too, but can i ask you to please please pretty please make this payment an immediate one, so that i can put it into their account today. She was not happy that it was not done on time. (Once again, my bad) - Thanks so much hon!
2616	[02/11/2021, 12:47:54] Gail: Darren Russel - Long-term Lease - Tenant Statement - (15.10.21 - 31.10.2021).pdf document omitted
2617	[02/11/2021, 12:47:58] Darren de Rodez.: Will check emails
2618	[02/11/2021, 12:52:14] Gail: 🙏👍
2619	[02/11/2021, 12:53:15] Gail: <a href="https://visi.co.za/">https://visi.co.za/</a>
2620	[02/11/2021, 12:53:51] Darren de Rodez.: 😄😄😄😄😄😄😄😄😄😄😄😄😄😄😄😄
2621	[02/11/2021, 12:53:54] Darren de Rodez.: Wowza
2622	[02/11/2021, 13:48:57] Gail: Okay, so viewing confirmed for 6.15 tonight - she only get back from work at 6.00pm
2623	[02/11/2021, 14:00:02] Darren de Rodez.: I'm easy 🤔
2624	[02/11/2021, 14:01:36] Gail: Oooh you tart, you!
2625	[02/11/2021, 17:22:43] Gail: Hello, just a reminder of our meeting at 6.10 at the World of Birds,
2626	[02/11/2021, 17:37:42] Darren de Rodez.: image omitted
2627	[02/11/2021, 17:43:04] Gail: 📍
2628	[02/11/2021, 18:03:27] Darren de Rodez.: I'm at world of birdies. Is there somewhere specific I should be
2629	[02/11/2021, 18:07:24] Darren de Rodez.: image omitted
2630	[02/11/2021, 18:07:24] Darren de Rodez.: image omitted
2631	[02/11/2021, 18:07:24] Darren de Rodez.: image omitted
2632	[02/11/2021, 18:07:24] Darren de Rodez.: image omitted



2633	[02/11/2021, 18:07:24] Darren de Rodez.: image omitted
2634	[02/11/2021, 18:07:24] Darren de Rodez.: image omitted
2635	[02/11/2021, 18:07:24] Darren de Rodez.: video omitted
2636	[02/11/2021, 18:07:37] Gail: I am on my way
2637	[02/11/2021, 18:10:54] Darren de Rodez.: image omitted
2638	[02/11/2021, 18:10:54] Darren de Rodez.: image omitted
2639	[02/11/2021, 18:10:54] Darren de Rodez.: image omitted
2640	[02/11/2021, 18:10:54] Darren de Rodez.: image omitted
2641	[02/11/2021, 18:14:05] Darren de Rodez.: I'm the one in the mini whose died of boredom 🤪😞❤️
2642	[02/11/2021, 19:27:15] Gail: Hey hon, so sorry i looked like a dead rag, not normally my style...
2643	[02/11/2021, 19:28:20] Gail: Also to tell you that the locked room could actually be another bedroom. They use it as an office at the moment. She just sent me a message to say so
2644	[02/11/2021, 19:29:46] Darren de Rodez.: You always look gorgeous .. but your eyes said "GIMME SLEEP!"
2645	[02/11/2021, 19:30:33] Darren de Rodez.: okey , cool. Can they let us know the size at all?
2646	[02/11/2021, 19:31:03] Darren de Rodez.: also, do they have pics they can send through. will be more helpful that screen shotting the airbnb ones
2647	[02/11/2021, 19:32:18] Darren de Rodez.: audio omitted
2648	[02/11/2021, 19:38:09] Gail: This message was deleted.
2649	[02/11/2021, 19:40:28] Darren de Rodez.: can you also re send me the airbnb link pls mam
2650	[02/11/2021, 19:45:37] Gail: Check out this place on Airbnb: Picturesque family home with spectacular sea views – House, sleeps 6. <a href="https://abnb.me/AKZVAzsvCkb">https://abnb.me/AKZVAzsvCkb</a>
2651	[02/11/2021, 20:00:14] Gail: Re the living part, you must remember that the bookings are only for the main house and that the 'apartment' would be available for you for the entire time from December onwards, so it could help pay your rent
2652	[02/11/2021, 20:01:08] Gail: Oooo, i also forgot to ask if you managed to see to the invoice for the costs of the Luxe?
2653	[02/11/2021, 20:30:09] Gail: She has replied that there are too many bookings in December / January to cancel.
2654	[02/11/2021, 20:31:04] Darren de Rodez.: not cancel all. cancel just xmas week
2655	[02/11/2021, 20:32:53] Darren de Rodez.: yes mam . ive not read it yet but whatever the total is it'll be paid today . i hate having invoices due and u asked for quick, settlement so it shall be so
2656	[02/11/2021, 21:05:27] Gail: Thank you sweetheart 🥰
2657	[02/11/2021, 21:05:55] Gail: Property is 1760 square meters, will find out about the house
2658	[02/11/2021, 21:07:32] Gail: Its a bit of a shitty move to make for the client, especially if it's a 7 day booking 🤦
2659	[02/11/2021, 21:08:23] Gail: But as i said, yiu still have the apartment as your own space
2660	[02/11/2021, 21:09:35] Darren de Rodez.: Is thst the land size or?
2661	[02/11/2021, 21:10:01] Gail: the whole property, i would think
2662	[02/11/2021, 21:10:53] Darren de Rodez.: It's also a big ask to lose R140,000 as if by then I'll have guests who want hove who can't have hove who I could persuade to take that.
2663	[02/11/2021, 21:12:46] Gail: Thats far to confusing... 🤔
2664	[02/11/2021, 21:15:50] Darren de Rodez.: audio omitted
2665	[03/11/2021, 09:15:14] Darren de Rodez.: image omitted
2666	[03/11/2021, 12:18:56] Gail: Good morning from our new swanky offices in the V&A Waterfront
2667	[03/11/2021, 12:21:28] Gail: image omitted
2668	[03/11/2021, 12:21:28] Gail: image omitted
2669	[03/11/2021, 12:35:40] Gail: Keith has asked if you need the gas BBQ? He noticed that it was not "inside" any more and would rather collect it than have it out in the open. Please let me know

2670	[03/11/2021, 12:36:45] Darren de Rodez.: audio omitted
2671	[03/11/2021, 12:36:50] Gail: I have also got the booking schedule for 'California' - maybe i can pop past and we can chat about it
2672	[03/11/2021, 12:37:14] Darren de Rodez.: audio omitted
2673	[03/11/2021, 12:37:41] Darren de Rodez.: Good idea.
2674	[03/11/2021, 12:37:58] Darren de Rodez.: audio omitted
2675	[03/11/2021, 12:39:27] Darren de Rodez.: audio omitted
2676	[03/11/2021, 21:50:23] Darren de Rodez.: <a href="https://photos.app.goo.gl/Ttx2AM4KZNIWv15T7">https://photos.app.goo.gl/Ttx2AM4KZNIWv15T7</a>
2677	[03/11/2021, 21:51:31] Darren de Rodez.: First 30 pics from your magician of a son.. hes going back next week to reshoot most due to the day being the crappiest grey day ever. Hes also doing Llandudno on the 9th and then again 15-20th 📷 📷
2678	[03/11/2021, 22:02:03] Darren de Rodez.: <a href="https://my.matterport.com/show/?m=pF1rVjDsGmr">https://my.matterport.com/show/?m=pF1rVjDsGmr</a>
2679	[04/11/2021, 01:53:51] Darren de Rodez.: Hola. Off to bed shortly. Can we chat re the figures at "Project California". And did they have figures for the last year prior to Covid. Would need to make a decision fairly quickly as even without a penny on furnishings it'll require R180k on day one ie rent and deposit. And I worked out an easy R400k on everything from the garden furniture to posh towels and internal chic bits to bump it up to Malibu levels. 🤔🤔🤔🌟
2680	[04/11/2021, 10:06:12] Gail: image omitted
2681	[04/11/2021, 11:28:46] Darren de Rodez.: Helloooooo
2682	[04/11/2021, 11:28:58] Darren de Rodez.: whats the rent per night for december and these pls mam
2683	[04/11/2021, 11:29:16] Darren de Rodez.: does this mean al her lets are bookings.com?
2684	[04/11/2021, 11:29:53] Gail: Not sure from where, but that's her calendar.
2685	[04/11/2021, 11:43:46] Darren de Rodez.: That's a bookings calendar me thinks.
2686	[04/11/2021, 11:44:04] Gail: 📷
2687	[04/11/2021, 11:44:13] Darren de Rodez.: If we can establish that. And also the last full years income prior to Covid 🙏🙏🙏❤️
2688	[04/11/2021, 11:44:49] Gail: She did say R4200 in peak...
2689	[04/11/2021, 11:47:08] Darren de Rodez.: Okey dokey.
2690	[04/11/2021, 11:48:18] Darren de Rodez.: audio omitted
2691	[04/11/2021, 11:48:54] Gail: Not exact figures but we were pretty much booked solidly from Nov till March/April
2692	[04/11/2021, 11:50:12] Darren de Rodez.: audio omitted
2693	[04/11/2021, 11:59:17] Gail: Understand...
2694	[04/11/2021, 12:05:22] Gail: Could we sweeten the deal if we offer to pay her 3 months up front? Maybe that can motivate her to cancel her bookings. But, i need you to be 100% sure that you want this. Rather leave it if not entirely convinced.... there will be more next yeat 🤔🤔
2695	[04/11/2021, 12:07:23] Darren de Rodez.: do you mean like Llandudno >? three months in advance rather than the usual one month rent and two months deposit so she can utilise the 2 months? if so im always up for that. i prefer that tbh as i like to be ahead on the rent
2696	[04/11/2021, 12:08:33] Gail: Yes, we can only try, but again, i want you to be sure... 🤔
2697	[04/11/2021, 12:10:10] Gail: Which of the bookings can we keep?
2698	[04/11/2021, 12:11:25] Darren de Rodez.: audio omitted
2699	[04/11/2021, 12:12:08] Gail: She can always say that the house has been 'sold' as an excuse. I will then try to relocate the guests in order to keep everyone happy 😊
2700	[04/11/2021, 12:15:03] Darren de Rodez.: audio omitted
2701	[04/11/2021, 12:20:18] Gail: audio omitted
2702	[04/11/2021, 12:30:59] Darren de Rodez.: Totally agree
2703	[04/11/2021, 12:33:18] Darren de Rodez.: audio omitted

2704	[04/11/2021, 14:04:47] Gail: <a href="https://www.airbnb.co.za/rooms/48668798?adults=10&amp;display_extensions%5B0%5D=MONTHLY_STAYS&amp;translate_ugc=false&amp;federated_search_id=3abe5de7-1758-4f5e-b199-403d5d0a700a&amp;source_impression_id=p3_1636027245_gBSG%2FfBRXIRQin3U&amp;guests=1">https://www.airbnb.co.za/rooms/48668798?adults=10&amp;display_extensions%5B0%5D=MONTHLY_STAYS&amp;translate_ugc=false&amp;federated_search_id=3abe5de7-1758-4f5e-b199-403d5d0a700a&amp;source_impression_id=p3_1636027245_gBSG%2FfBRXIRQin3U&amp;guests=1</a>
2705	[04/11/2021, 14:05:21] Gail: audio omitted
2706	[04/11/2021, 14:06:10] Gail: <a href="https://www.airbnb.co.za/rooms/53080263?adults=10&amp;display_extensions%5B0%5D=MONTHLY_STAYS&amp;translate_ugc=false&amp;federated_search_id=3abe5de7-1758-4f5e-b199-403d5d0a700a&amp;source_impression_id=p3_1636027539_ErfjzW8SQAWPF7vm&amp;guests=1">https://www.airbnb.co.za/rooms/53080263?adults=10&amp;display_extensions%5B0%5D=MONTHLY_STAYS&amp;translate_ugc=false&amp;federated_search_id=3abe5de7-1758-4f5e-b199-403d5d0a700a&amp;source_impression_id=p3_1636027539_ErfjzW8SQAWPF7vm&amp;guests=1</a>
2707	[04/11/2021, 14:29:17] Darren de Rodez.: audio omitted
2708	[04/11/2021, 14:31:12] Gail: Aha!!!
2709	[04/11/2021, 14:32:09] Darren de Rodez.: audio omitted
2710	[04/11/2021, 14:46:49] Gail: audio omitted
2711	[04/11/2021, 14:58:15] Darren de Rodez.: audio omitted
2712	[04/11/2021, 15:21:51] Darren de Rodez.: image omitted
2713	[04/11/2021, 15:44:33] Gail: Not sure i get it 🤔🤔🤔
2714	[04/11/2021, 23:40:45] Darren de Rodez.: image omitted
2715	[04/11/2021, 23:40:45] Darren de Rodez.: image omitted
2716	[04/11/2021, 23:40:45] Darren de Rodez.: image omitted
2717	[04/11/2021, 23:40:45] Darren de Rodez.: image omitted
2718	[04/11/2021, 23:40:45] Darren de Rodez.: image omitted
2719	[04/11/2021, 23:45:28] Darren de Rodez.: i can explain better in person or possibly when i have had some sleep which ive not really in a month lol
2720	[05/11/2021, 13:41:00] Gail: image omitted
2721	[05/11/2021, 13:41:01] Gail: image omitted
2722	[05/11/2021, 13:41:01] Gail: image omitted
2723	[05/11/2021, 13:41:01] Gail: image omitted
2724	[05/11/2021, 13:41:01] Gail: image omitted
2725	[05/11/2021, 13:41:02] Gail: image omitted
2726	[05/11/2021, 13:41:02] Gail: image omitted
2727	[05/11/2021, 13:41:03] Gail: image omitted
2728	[05/11/2021, 13:41:03] Gail: image omitted
2729	[05/11/2021, 13:41:30] Gail: Now this is amazing!
2730	[05/11/2021, 13:43:24] Gail: audio omitted
2731	[05/11/2021, 22:20:21] Darren de Rodez.: audio omitted
2732	[05/11/2021, 22:20:41] Darren de Rodez.: audio omitted
2733	[05/11/2021, 22:46:25] Darren de Rodez.: audio omitted
2734	[06/11/2021, 00:31:28] Darren de Rodez.: where is that >
2735	[06/11/2021, 09:51:00] Darren de Rodez.: audio omitted
2736	[06/11/2021, 12:36:16] Darren de Rodez.: audio omitted
2737	[06/11/2021, 13:34:13] Gail: Will do 🙏
2738	[06/11/2021, 13:36:57] Gail: Darren Russel - Long-term Lease - Tenant Statement - (01.11.2021 - 30.11.2021).pdf • 1 page document omitted
2739	[06/11/2021, 17:02:29] Darren de Rodez.: audio omitted
2740	[06/11/2021, 17:34:45] Gail: I found this 5 Bedroom House on the Property24 Android app. Check it out: <a href="https://www.property24.com/to-rent/northshore/hout-bay/western-cape/10126/110633135">https://www.property24.com/to-rent/northshore/hout-bay/western-cape/10126/110633135</a>
2741	[06/11/2021, 17:35:17] Gail: Have a look at this one... and great price

2742	[06/11/2021, 17:40:24] Gail: I found this 10 Bedroom Farm on the Property24 Android app. Check it out: <a href="https://www.property24.com/for-sale/franschhoek/franschhoek/western-cape/8653/110587402">https://www.property24.com/for-sale/franschhoek/franschhoek/western-cape/8653/110587402</a>
2743	[06/11/2021, 17:41:55] Gail: This one belongs to a friend of a friend... He would be happy to rent to, but its in Franshoek in the middle of the Winelands and extremely popular tourist destination.
2744	[06/11/2021, 18:08:38] Darren de Rodez.: yikes
2745	[06/11/2021, 18:08:42] Darren de Rodez.: for how much?
2746	[06/11/2021, 18:08:49] Darren de Rodez.: and can i ask the reason for moving mam
2747	[06/11/2021, 18:09:11] Darren de Rodez.: ps@: when you have moment can you call me re constantia
2748	[06/11/2021, 18:09:33] Gail: Moving?
2749	[06/11/2021, 18:09:52] Darren de Rodez.: why are they renting it
2750	[06/11/2021, 18:10:25] Gail: I will...
2751	am at a braai so I will call in the morning 🗣️
2752	[06/11/2021, 18:11:04] Darren de Rodez.: no rush,, tomorrow or Monday.. been Satan gets a weekend off now and then 😞😞😞
2753	[06/11/2021, 18:11:27] Darren de Rodez.: although i doubt hed take on you fire-n-fury mode ✨ ✨ ✨ ✨ ✨ 🗣️
2754	[06/11/2021, 18:12:31] Gail: He is running it as a guest house at the moment but he wants to move overseas
2755	[06/11/2021, 18:19:06] Darren de Rodez.: audio omitted
2756	[08/11/2021, 12:38:36] Gail: audio omitted
2757	[08/11/2021, 13:11:34] Gail: Got some feedback from California
2758	[08/11/2021, 13:12:05] Gail: Also the Constanita house is not available for now - she has Christmans bookings etc
2759	[08/11/2021, 19:47:31] Darren de Rodez.: audio omitted
2760	[08/11/2021, 20:25:56] Gail: Hey, damn load shedding... ok, can I pop in for coffee early tomorrow morning?
2761	[08/11/2021, 20:26:21] Gail: Best to discuss face to face me thinks
2762	[08/11/2021, 20:27:03] Gail: Or whenever you are free to do so, can also be after lunch...
2763	[08/11/2021, 20:46:53] Darren de Rodez.: re California or the new properties?
2764	[08/11/2021, 21:02:28] Gail: Both
2765	[09/11/2021, 10:38:50] Darren de Rodez.: audio omitted
2766	[09/11/2021, 18:47:32] Darren de Rodez.: audio omitted
2767	[09/11/2021, 20:48:23] Darren de Rodez.: <a href="https://wettransfer.com/downloads/7704697890642c3790bc2c858efb2b0420211109151539/752eaa3867e2497f8a0dc4abfde78d6320211109151539/6b9666">https://wettransfer.com/downloads/7704697890642c3790bc2c858efb2b0420211109151539/752eaa3867e2497f8a0dc4abfde78d6320211109151539/6b9666</a>
2768	[09/11/2021, 20:48:23] Darren de Rodez.: new photos just received now
2769	[09/11/2021, 20:48:23] Darren de Rodez.: <a href="https://photos.app.goo.gl/bDiJaRD14Q9Vjwjtj9">https://photos.app.goo.gl/bDiJaRD14Q9Vjwjtj9</a>
2770	[09/11/2021, 20:48:23] Darren de Rodez.: <a href="https://photos.app.goo.gl/rcAEPGM2ERdP7TWx9">https://photos.app.goo.gl/rcAEPGM2ERdP7TWx9</a>
2771	[09/11/2021, 20:48:23] Darren de Rodez.: <a href="https://photos.app.goo.gl/knoVYkteFPAXXVHi8">https://photos.app.goo.gl/knoVYkteFPAXXVHi8</a>
2772	[09/11/2021, 20:48:23] Darren de Rodez.: Theres a mix of older and new pics... that should be enough for now 😞😞😞😞
2773	[10/11/2021, 07:27:01] Gail: Morning sweetheart.... had an office day yesterday, but i am free this afternoon. Let me know 🗣️
2774	[10/11/2021, 22:10:56] Darren de Rodez.: <a href="https://wettransfer.com/downloads/f8b01391ff4791b14ecee8cedd32a98f2021110061355/2a1eddc7ab0aee97a1562ad3d297ef6c2021110061355/d13be3">https://wettransfer.com/downloads/f8b01391ff4791b14ecee8cedd32a98f2021110061355/2a1eddc7ab0aee97a1562ad3d297ef6c2021110061355/d13be3</a>

2775	[10/11/2021, 22:10:56] Darren de Rodez.: <a href="https://wetransfer.com/downloads/f8b01391ff4791b14ecee8cedd32a98f2021110061355/2a1eddc7ab0aee97a1562ad3d297ef6c2021110061355/d13be3">https://wetransfer.com/downloads/f8b01391ff4791b14ecee8cedd32a98f2021110061355/2a1eddc7ab0aee97a1562ad3d297ef6c2021110061355/d13be3</a>
2776	[10/11/2021, 22:10:56] Darren de Rodez.: <a href="https://wetransfer.com/downloads/7704697890642c3790bc2c858efb2b042021109151539/752eaa3867e2497f8a0dc4abfde78d632021109151539/6b9666">https://wetransfer.com/downloads/7704697890642c3790bc2c858efb2b042021109151539/752eaa3867e2497f8a0dc4abfde78d632021109151539/6b9666</a>
2777	[11/11/2021, 12:28:36] Gail: audio omitted
2778	[11/11/2021, 14:05:59] Darren de Rodez.: audio omitted
2779	[11/11/2021, 14:08:16] Darren de Rodez.: audio omitted
2780	[12/11/2021, 08:52:29] Gail: Awesome, thank you! How is your day looking?
2781	[12/11/2021, 08:55:02] Darren de Rodez.: Hola Chico. When my coffee kicks in and I open my laptop I'll know 🎧🎧
2782	[12/11/2021, 08:58:49] Gail: Isnt it Chica??? No worries, let me know when you know 🗣️
2783	[12/11/2021, 12:59:47] Darren de Rodez.: audio omitted
2784	[12/11/2021, 13:05:55] Gail: audio omitted
2785	[12/11/2021, 13:06:23] Gail: audio omitted
2786	[12/11/2021, 13:12:49] Darren de Rodez.: audio omitted
2787	[12/11/2021, 13:13:38] Darren de Rodez.: <a href="https://wetransfer.com/downloads/f8b01391ff4791b14ecee8cedd32a98f2021110061355/2a1eddc7ab0aee97a1562ad3d297ef6c2021110061355/d13be3">https://wetransfer.com/downloads/f8b01391ff4791b14ecee8cedd32a98f2021110061355/2a1eddc7ab0aee97a1562ad3d297ef6c2021110061355/d13be3</a>
2788	[12/11/2021, 13:27:53] Darren de Rodez.: audio omitted
2789	[12/11/2021, 13:30:31] Gail: audio omitted
2790	[12/11/2021, 13:32:57] Darren de Rodez.: audio omitted
2791	[12/11/2021, 13:43:22] Gail: audio omitted
2792	[12/11/2021, 13:52:46] Gail: audio omitted
2793	[12/11/2021, 21:19:50] Darren de Rodez.: Hellooooo. can you pls send me the pics on the Franschoek and constantia properties we discussed
2794	[12/11/2021, 23:09:42] Gail: <a href="https://www.huguenothouse.com/">https://www.huguenothouse.com/</a>
2795	[12/11/2021, 23:12:24] Gail: I found this 1 Bedroom Farm on the Property24 Android app. Check it out: <a href="https://www.property24.com/for-sale/franschhoek/franschhoek/western-cape/8653/108592955">https://www.property24.com/for-sale/franschhoek/franschhoek/western-cape/8653/108592955</a>
2796	[12/11/2021, 23:16:05] Gail: The Constantia one if off the table...they have bookings until March next year, so not prepared to do a rental at this time 😞
2797	[12/11/2021, 23:17:47] Gail: I just landed another frikken awesome property today, commanding R 100 000 per night. Brand new to the market, its an advocate, never done this before, but through a mutual friend has decided to trust me with very selective bookings - super proud of myself actually
2798	[12/11/2021, 23:18:01] Gail: W_Local_ZaninovicHouse.pdf • 8 pages document omitted
2799	[12/11/2021, 23:18:16] Darren de Rodez.: No pronblemo. at least we know. what is the demand like for proper constantia style mansion?
2800	[12/11/2021, 23:18:44] Gail: AD Spain_March 2015.pdf • 7 pages document omitted
2801	[12/11/2021, 23:18:57] Gail: Pics dont really show, but its an architectural wonder..
2802	[12/11/2021, 23:19:15] Darren de Rodez.: wowza. Thats amazing!!!! Super congrats.. thats big boy letting 🌸🌸🌸🌸🌸🌸🌸🌸
2803	[12/11/2021, 23:19:47] Gail: Damn right, just booked Mat to do the pics for me..
2804	[12/11/2021, 23:21:14] Darren de Rodez.: 😄😄😄😄😄😄😄😄😄😄😄😄😄😄😄😄 jho!!!!
2805	[12/11/2021, 23:21:26] Darren de Rodez.: whasts this one?
2806	[12/11/2021, 23:49:15] Gail: The same house

2807	[13/11/2021, 01:00:22] Darren de Rodez.: Oh, i thought it was in Spain the way it read. he house is STUNNING 😄😄😄😄
2808	[15/11/2021, 09:10:10] Gail: Good morning! So it seems that Sunday slipped us by...lordie, we have had no water since early Saturday morning! It like Mad Max these times we are living in 🚗
2809	[15/11/2021, 09:11:08] Darren de Rodez.: audio omitted
2810	[15/11/2021, 16:57:19] Darren de Rodez.: audio omitted
2811	[15/11/2021, 17:07:07] Gail: I will call you asap
2812	[15/11/2021, 21:46:45] Darren de Rodez.: Okey dokey
2813	[16/11/2021, 01:23:27] Darren de Rodez.: Hola hola. all gone quiet on California..Have they changed their mind > ?
2814	[16/11/2021, 09:15:11] Gail: Missed voice call
2815	[16/11/2021, 09:15:48] Gail: audio omitted
2816	[16/11/2021, 09:21:04] Darren de Rodez.: audio omitted
2817	[16/11/2021, 13:04:07] Gail: Missed voice call
2818	[16/11/2021, 13:10:44] Darren de Rodez.: audio omitted
2819	[16/11/2021, 13:33:49] Gail: Please send me the pics/videos of the new house in Llandundo
2820	[16/11/2021, 14:08:41] Darren de Rodez.: Shall do me darling
2821	[16/11/2021, 16:51:25] Darren de Rodez.: Hola chico... do you have contacts re chauffeurs and housekeepers (not for Llandudno luxe btw)
2822	[16/11/2021, 16:53:30] Gail: Of course I do
2823	[16/11/2021, 17:05:16] Darren de Rodez.: audio omitted
2824	[16/11/2021, 18:19:59] Gail: audio omitted
2825	[16/11/2021, 19:14:43] Darren de Rodez.: audio omitted
2826	[16/11/2021, 21:20:00] Darren de Rodez.: Helloooo.. Lovely to see you early. Im just making Billy and Lyla gladiator clothes so we can do mock battles in our amphitheatre 🤖.. Just quickly, did we tire up California today
2827	[17/11/2021, 09:46:39] Gail: Hi Gail, yes we still interested, there at just a few questions we have before we can commit 100%. When can we meet altogether? We could do Fri afternoon, after 3pm or Saturday after 1pm or possible Thurs morning around 10am
2828	[17/11/2021, 09:47:08] Gail: This is for California.. let me know when would suit you
2829	[17/11/2021, 10:05:44] Darren de Rodez.: Okey. Let me let the coffee kick in
2830	[17/11/2021, 10:07:48] Gail: 🙏
2831	[17/11/2021, 11:20:27] Darren de Rodez.: audio omitted
2832	[17/11/2021, 11:24:48] Darren de Rodez.: image omitted
2833	[17/11/2021, 11:24:48] Darren de Rodez.: image omitted
2834	[17/11/2021, 11:24:48] Darren de Rodez.: image omitted
2835	[17/11/2021, 11:33:06] Gail: Are you still without water?
2836	[17/11/2021, 11:34:24] Gail: Happy to discuss services for you... in the meantime i will send you a copy of what i used to send to my clients to give you an idea 🤖
2837	[17/11/2021, 11:46:33] Darren de Rodez.: Yis 🤖🤖
2838	[17/11/2021, 11:48:55] Gail: We got yesterday at around 4.30pm
2839	[17/11/2021, 12:24:22] Darren de Rodez.: Hate you
2840	[17/11/2021, 12:58:50] Gail: Just showered....smell like a rose... 🤖
2841	[17/11/2021, 18:10:07] Gail: image omitted
2842	[17/11/2021, 18:10:25] Gail: ?????
2843	[18/11/2021, 16:11:15] Gail: audio omitted
2844	[18/11/2021, 16:11:55] Gail: audio omitted
2845	[18/11/2021, 16:23:12] Gail: image omitted

2846	[18/11/2021, 16:38:15] Darren de Rodez.: Ooooo.. thank you
2847	[19/11/2021, 07:47:02] Gail: Good morning!
2848	[19/11/2021, 07:48:32] Gail: California is ready... i have answered all the questions already. When are you free to meet?
2849	[19/11/2021, 08:30:04] Darren de Rodez.: Morning morning. I'll be back from the viewing around 12 😊
2850	[19/11/2021, 08:31:23] Gail: Awesome, i will draw up the lease in the meantime... meet at Hove or Luxe?
2851	[19/11/2021, 08:34:53] Darren de Rodez.: Hmmm. Heaven , Luxe, Legend, decisions decisions lol
2852	[19/11/2021, 08:35:18] Darren de Rodez.: Maybe we should call it Hout Hamptons 🤔
2853	[19/11/2021, 08:35:33] Gail: That is brilliant!!
2854	[19/11/2021, 08:35:43] Darren de Rodez.: Just waiting for my coffee to kick in
2855	[19/11/2021, 08:36:46] Darren de Rodez.: Need a name for Clifton lol
2856	[19/11/2021, 08:36:50] Gail: Hamptons is on water though.. but still good.
2857	[19/11/2021, 08:37:06] Gail: Did you get that one too now?
2858	[19/11/2021, 08:37:20] Gail: Clifton Crest
2859	[19/11/2021, 08:37:37] Darren de Rodez.: audio omitted
2860	[19/11/2021, 08:37:57] Darren de Rodez.: The two bed penthouse
2861	[19/11/2021, 08:38:29] Gail: audio omitted
2862	[19/11/2021, 08:38:38] Darren de Rodez.: Plus possibly a bungalow from March. But that's not definite. And would like a few beach front bungalows before next season
2863	[19/11/2021, 08:40:12] Darren de Rodez.: audio omitted
2864	[19/11/2021, 08:42:58] Gail: audio omitted
2865	[19/11/2021, 08:58:24] Gail: We could also call it Santa Barbara as its in Monterey Road 🤔
2866	[19/11/2021, 09:04:08] Gail: Physical address is 7 Monterey Road, Victorskloof, Hout Bay, 7806
2867	[19/11/2021, 09:39:32] Darren de Rodez.: Monterey Malibu ?
2868	[19/11/2021, 09:42:42] Gail: That sounds like a nightclub 🤔
2869	[19/11/2021, 11:04:22] Gail: Hi hon, can we meet at 3.00pm? or 3.30? with Maureen?
2870	[19/11/2021, 11:05:16] Gail: Also, I have spoken with Keith re the Wellem saga and he has agreed to come through for a meeting at the house on Monday at 11.00am. Would this suit you?
2871	[19/11/2021, 11:08:49] Gail: Also, i may have a Bungalow for you too ❤️
2872	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2873	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2874	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2875	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2876	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2877	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2878	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2879	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2880	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2881	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2882	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2883	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2884	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2885	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2886	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2887	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted

2888	[19/11/2021, 13:14:08] Darren de Rodez.: image omitted
2889	[19/11/2021, 13:14:40] Darren de Rodez.: That's Clifton penthouse
2890	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2891	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2892	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2893	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2894	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2895	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2896	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2897	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2898	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2899	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2900	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2901	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2902	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2903	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2904	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2905	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2906	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2907	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2908	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2909	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2910	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2911	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2912	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2913	[19/11/2021, 13:16:29] Darren de Rodez.: image omitted
2914	[19/11/2021, 13:16:35] Darren de Rodez.: Constantia mansion
2915	[19/11/2021, 13:16:58] Darren de Rodez.: video omitted
2916	[19/11/2021, 13:17:07] Darren de Rodez.: That's Llandudno Legend
2917	[19/11/2021, 13:19:47] Gail: This is gorgeous ❤️ Is it also in the bag
2918	[19/11/2021, 13:20:04] Darren de Rodez.: Not yet. But will be
2919	[19/11/2021, 14:44:17] Darren de Rodez.: RE HOUT BAY, WHAT WAS DISCUSSED RE RENT AND DEPOSIT VERSUS RENT ETC AS IM NOT KEEN TO HAVE MONEY TIDE UP IN A PROPERTY. ESPECIALLY ONE I DONT YET KNOW CAN MAKE ANY MONEY
2920	[19/11/2021, 14:46:08] Gail: I am making it the same as Llandudno (i.e quarterly), but this we can change on discussion. I just want to get an agreement in place. I am still busy with this, so will be there at 3.15
2921	[19/11/2021, 14:53:56] Darren de Rodez.: THATS COOL. AS LONG AS WE HAVE AN AGREEMENT IN PRINCIPLE THATS COOL
2922	[19/11/2021, 15:06:59] Darren de Rodez.: audio omitted
2923	[19/11/2021, 19:13:52] Gail: MANAGEMENT SERVICES.pdf document omitted
2924	[19/11/2021, 20:06:10] Darren de Rodez.: Thank you for today. Was very productibe
2925	[19/11/2021, 20:06:32] Darren de Rodez.: if Maureen can get the breakdown of the December and January lets urgently pls
2926	[19/11/2021, 20:07:24] Darren de Rodez.: also, need the info on the make up and number of guests for any that cover say 23rd December to 3rd January as they will have to be relocated no question. From what i understand thats only 2 lots



2927	[19/11/2021, 20:08:59] Darren de Rodez.: La Collection Prestige. 2021-2022 Rates And Dates. November Schedule. 19.11.xlsx document omitted
2928	[19/11/2021, 20:09:52] Darren de Rodez.: Also, please give me your totally honest opinion on the rents listed for properties 1 to 7.. the rent i want is academic. Its the rent the market will pay that matters and you can tell me where im too high or too low
2929	[19/11/2021, 20:13:05] Gail: Thank you! I really think we can work really well together in a professional capacity.
2930	[19/11/2021, 20:13:15] Gail: I will ask her right now
2931	[19/11/2021, 20:14:49] Gail: Check out this place on Airbnb: Picturesque family home with spectacular sea views – House, sleeps 6. <a href="https://abnb.me/AKZVAzsvCkb">https://abnb.me/AKZVAzsvCkb</a>
2932	[19/11/2021, 20:16:47] Gail: image omitted
2933	[19/11/2021, 20:16:47] Gail: image omitted
2934	[19/11/2021, 20:16:48] Gail: image omitted
2935	[19/11/2021, 20:16:48] Gail: image omitted
2936	[19/11/2021, 20:18:24] Gail: This message was deleted.
2937	[19/11/2021, 20:23:59] Gail: So for Dec its a total of 23 nights x R 4200 = R 143 658 and an estimated 5 stays which means an added R 2026 services fee, totaling R 153 788
2938	[19/11/2021, 20:25:27] Gail: For Jan its 19 nights x R 4200 = R 79 800 + services est 5 stays @ R 2 026 = R10 130 total = R 89 930
2939	[19/11/2021, 20:26:35] Gail: For Feb its 15 nights x R 4 200 = R63 000 - est 3 stays at R 2026 = R 6078 so totals at R 69 078
2940	[19/11/2021, 20:27:41] Gail: Not a bad income for the rental of R 45 000 for those months
2941	[19/11/2021, 21:20:23] Darren de Rodez.: Jokes and laughs aside I agree
2942	[19/11/2021, 21:22:20] Darren de Rodez.: audio omitted
2943	[19/11/2021, 21:25:54] Darren de Rodez.: audio omitted
2944	[20/11/2021, 13:57:36] Gail: Hey! How is the pool looking?
2945	[20/11/2021, 13:59:01] Gail: And should we do breakies tomorrow? Only if you are up for it after a heavy week. Thought we could relax by the pool and chat leisurely 🍷
2946	[20/11/2021, 13:59:26] Gail: I am watching you on TV... Sherlock 🕵️
2947	[20/11/2021, 14:15:39] Darren de Rodez.: audio omitted
2948	[20/11/2021, 14:25:17] Darren de Rodez.: audio omitted
2949	[20/11/2021, 15:17:58] Gail: Ha ha!
2950	[20/11/2021, 15:45:18] Darren de Rodez.: <a href="https://my.matterport.com/show/?m=ZzH1sRPoa9j">https://my.matterport.com/show/?m=ZzH1sRPoa9j</a>
2951	[20/11/2021, 16:41:06] Gail: Can you please email this to me at gailbroad@hotmail.com
2952	[20/11/2021, 16:41:37] Gail: sorry.. gailbroad@gmail.com
2953	[20/11/2021, 16:41:42] Darren de Rodez.: Sure thing
2954	[21/11/2021, 08:30:22] Gail: Good morning! Please let me know when you are caffeined and how you feel about a visit 🍷
2955	[21/11/2021, 12:03:10] Gail: I found this 4 Bedroom House on the Property24 Android app. Check it out: <a href="https://www.property24.com/to-rent/constantia/cape-town/western-cape/11742/110699455">https://www.property24.com/to-rent/constantia/cape-town/western-cape/11742/110699455</a>
2956	[21/11/2021, 12:40:13] Darren de Rodez.: Helloooooo gorgeous ,, im always up for a visit from her imperial highness the princess of fire and brimstone ❤️❤️❤️❤️❤️❤️
2957	[21/11/2021, 12:41:26] Darren de Rodez.: is this one of yours? the one im taking (or may take) is 8 beds.. one of the most beautiful properties ive seen . im just nervous about an area i dont know.. but as long as it doenst lose money im relaxed about testing the waters
2958	[21/11/2021, 12:43:09] Gail: audio omitted
2959	[21/11/2021, 12:43:43] Gail: audio omitted
2960	[21/11/2021, 12:52:57] Darren de Rodez.: audio omitted
2961	[21/11/2021, 12:54:07] Darren de Rodez.: audio omitted

2962	[21/11/2021, 13:22:03] Gail: Around 6ish?
2963	[21/11/2021, 13:23:22] Darren de Rodez.: video omitted
2964	[21/11/2021, 13:31:57] Darren de Rodez.: Perfect
2965	[21/11/2021, 16:06:31] Darren de Rodez.: audio omitted
2966	[21/11/2021, 16:10:09] Gail: Aw... firstly, ladies are boring..... but i am a queen of sorts 🤔
2967	[21/11/2021, 16:11:09] Gail: I am good with bubbles or white wine, thank you so much 🤔
2968	[21/11/2021, 17:47:18] Darren de Rodez.: Got bubbles and wine.. running 20 mins behind schedule,,, as usual
2969	[22/11/2021, 03:32:52] Darren de Rodez.: La Collection Brochure 2021.pdf document omitted
2970	[22/11/2021, 14:12:49] Darren de Rodez.: image omitted
2971	[22/11/2021, 14:13:12] Darren de Rodez.: audio omitted
2972	[22/11/2021, 14:27:28] Gail: Helloooo! thank you again for the lovely sundowners last night and wonderful chat. I am still thinking of how it would be beneficial to both of us - bear with me.....geniusness takes a while to work through! 🤔
2973	[22/11/2021, 14:28:29] Gail: We will be seeing them tonight at 6.00pm, but i will confirm with her now
2974	[22/11/2021, 14:39:47] Gail: On another note, remember i mentioned the booking for Legend? She is prepared to pay for 7 nights at R 40 000 per night nett. However, she would like to view - can i make the arrangement for her to do so?
2975	[22/11/2021, 14:44:24] Darren de Rodez.: What dates was it btw
2976	[22/11/2021, 14:44:29] Darren de Rodez.: View when ?
2977	[22/11/2021, 14:45:19] Gail: 28 Dec to 2 Jan and to view as soon as possible
2978	[22/11/2021, 14:47:28] Darren de Rodez.: audio omitted
2979	[22/11/2021, 14:49:56] Gail: It will actually work out to R56 000 per night if the pay for 7, stay for 5
2980	[22/11/2021, 14:50:23] Gail: But I understand no viewings until 1st
2981	[22/11/2021, 14:51:00] Gail: Dates are correct
2982	[22/11/2021, 17:07:52] Gail: Hey are you still good for the 6.00pm meeting?
2983	[22/11/2021, 17:10:12] Gail: On another note, i have a good offer for the Clifton apartment....from 15 December to 15 January @ R 165 000 net to you?? Would that work, just to keep it occupied for that period??
2984	[22/11/2021, 17:12:29] Darren de Rodez.: we are mam,,, although need to b brief as i have to finish the Clifton proposal for the block as met with the owners today and got the green light. so they must like my smile ,, or my shoes
2985	[22/11/2021, 17:13:03] Darren de Rodez.: R5k a night?
2986	[22/11/2021, 17:16:38] Gail: Its for 2 people for 31 nights, so i thought to ask R 5 322 per night. I thought to keep it busy until you get to it in the New Year? I could up it slightly if you would consider a month's stay
2987	[22/11/2021, 17:17:35] Gail: That is wonderful news, then maybe we can move our meeting tonight to tomorrow as i am also scarce with time this evening, so i postpone to tomorrow??
2988	[22/11/2021, 17:18:37] Darren de Rodez.: as long as you take the blame,, i dont want them thinking im being rude
2989	[22/11/2021, 17:29:38] Gail: Okie dokie I have postponed for 6.30 tomorrow evening
2990	[22/11/2021, 17:31:12] Gail: Just a reminder that we have our meeting tomorrow at 10.00am with Keith that we cant miss 🤔
2991	[22/11/2021, 17:39:25] Gail: Another offer for Hove 28 Dec to 3 Jan @ R 45 000 per night???
2992	[22/11/2021, 17:40:01] Gail: Total R 270 000 for you?
2993	[22/11/2021, 18:26:02] Darren de Rodez.: audio omitted
2994	[22/11/2021, 18:36:03] Gail: audio omitted
2995	[22/11/2021, 18:38:15] Gail: I will email her to say that i was totally confused and that she can continue to work with you directly if she can pay the premium rate that you want.

2996	[22/11/2021, 18:45:52] Darren de Rodez.: R40k a night for Xmas or NYE is a premium rate for Luxe. For legend that is definitely not a premium rate
2997	[22/11/2021, 18:48:25] Darren de Rodez.: audio omitted
2998	[22/11/2021, 18:48:55] Gail: No worries, I did tell her that she would have to pay for 7 nights making it R 56 000 for the 5 nights. I dont think she has the budget that you want for Legend anyways, so lets see how it goes. 
2999	[22/11/2021, 18:51:56] Darren de Rodez.: audio omitted
3000	[22/11/2021, 18:53:22] Gail: audio omitted
3001	[22/11/2021, 19:00:24] Gail: This is the email i sent....
3002	[22/11/2021, 19:01:18] Gail: Hi!
3003	
3004	As there is a minimum stay of 7 nights, R 40 000 will be nett. Normal rate is R 60 000. Did you see the mp4 i attached?
3005	
3006	As we have just taken ownership of this property, we still have to have new photo's taken etc. As soon as this is done, I will be able to send them to you.
3007	[22/11/2021, 19:07:36] Gail: I just want to send a comparison of another villa that we have in Llandudno. The owner is accepting R50 000 for minimum of 7 nights. Its a 6 star property - just to show you.
3008	[22/11/2021, 19:07:40] Gail: <a href="https://cape.luxury/property/lap-of-luxury/">https://cape.luxury/property/lap-of-luxury/</a>
3009	[22/11/2021, 19:09:13] Gail: Here is another one.....
3010	[22/11/2021, 19:09:21] Gail: <a href="https://cape.luxury/property/villa-44/">https://cape.luxury/property/villa-44/</a>
3011	[22/11/2021, 19:10:46] Gail: This is why we need to get together and finalise rates over the peak period or at least what we are willing to negotiate to
3012	[22/11/2021, 19:47:53] Gail: MANAGEMENT AGREEMENT 2021.docx document omitted
3013	[22/11/2021, 19:48:17] Gail: In the meantime, this is my management agreement doc for you to look at.
3014	[22/11/2021, 20:19:18] Gail: This message was deleted.
3015	[22/11/2021, 20:28:04] Gail: Hi hon, another one for Clifton..28 Dec to 3 Jan at R 12 500 net to you totaling R 75 000 - your thoughts??
3016	[22/11/2021, 20:29:01] Gail: Based on my experience with 2 bedroom apartments in Clifton with a pool, this is a good offer
3017	[22/11/2021, 22:11:33] Darren de Rodez.: audio omitted
3018	[22/11/2021, 22:28:38] Darren de Rodez.: <a href="https://property.mg.co.za/houses-for-sale-in-llandudno-s9118?Page=2">https://property.mg.co.za/houses-for-sale-in-llandudno-s9118?Page=2</a>
3019	[22/11/2021, 22:28:40] Darren de Rodez.: <a href="http://www.atteridge.co.za/4-bedroom-house-for-sale-in-llandudno-106746281">http://www.atteridge.co.za/4-bedroom-house-for-sale-in-llandudno-106746281</a>
3020	[22/11/2021, 22:41:35] Darren de Rodez.: Twas looking at Llandudno prices and based on whats on the market this cannot be worth much over 20k. The neighbour Shaynes is on at 27 and there are some serious mansions in the 20s millions 🤔🤔.. still wanna buy it though
3021	[22/11/2021, 22:41:55] Darren de Rodez.: La Collection Prestige. 2021-2022 Rates And Dates. November Schedule. 21.11 Gail And Jen.xlsx document omitted
3022	[23/11/2021, 09:48:21] Darren de Rodez.: Morning mam
3023	[23/11/2021, 09:51:03] Darren de Rodez.: audio omitted
3024	[23/11/2021, 16:27:43] Gail: <a href="https://fb.watch/9sL_hnM2Fr/">https://fb.watch/9sL_hnM2Fr/</a>
3025	[23/11/2021, 16:27:52] Gail: Thought of you 💕
3026	[23/11/2021, 17:51:48] Darren de Rodez.: hola. so 6.30 at calafornia
3027	[23/11/2021, 18:00:48] Gail: 📞
3028	[23/11/2021, 18:08:35] Darren de Rodez.: i will be back at my desk at 8pm. ive been driving all day. ill confirming it all then

3029	[23/11/2021, 18:27:09] Gail: Is this for me?
3030	[23/11/2021, 18:27:09] Gail: I am here.
3031	[23/11/2021, 18:29:16] Darren de Rodez.: audio omitted
3032	[23/11/2021, 18:30:35] Gail: audio omitted
3033	[23/11/2021, 18:37:30] Darren de Rodez.: audio omitted
3034	[23/11/2021, 18:40:10] Darren de Rodez.: Location: <a href="https://maps.google.com/?q=-34.015278,18.357939">https://maps.google.com/?q=-34.015278,18.357939</a>
3035	[23/11/2021, 18:41:36] Gail: Location: <a href="https://maps.google.com/?q=-34.021431,18.359179">https://maps.google.com/?q=-34.021431,18.359179</a>
3036	[23/11/2021, 18:42:21] Gail: audio omitted
3037	[23/11/2021, 20:01:00] Gail: Missed voice call
3038	[23/11/2021, 20:01:37] Gail: audio omitted
3039	[23/11/2021, 20:56:05] Darren de Rodez.: HEADLINE: NO 16 LEIRMANS IS NOT GOING TO BE A HOTEL OR ANYTHING LIKE.
3040	
3041	
3042	I would say to whoever started this rumour that perhaps it would be best to ask the person responsible rather than jump to wild and absurd conclusions. Worse, to publish these wild conclusions dressed up as facts is scare mongering .
3043	
3044	
3045	It would save so much of everyones valuable time if you had checked with me first before making one plus one equal five
3046	
3047	
3048	I am NOT creating nor ever will create a hotel in Llandudno. Or indeed anywhere for that matter
3049	
3050	
3051	Im searching for a polite or technical term to describe the rumour. The best I can come up with is its utter crap. The kind of crap we have all had floating in our toilets during the water crisis.
3052	
3053	
3054	I am renovating No.16 Leirmans to make it a beautiful, functional, stylish home. It is being transformed from what it was to what I want it to be.
3055	
3056	
3057	I have invested a huge amount of time and money as well as love and attention to do that. The things I am doing could never be justified on a commercial basis. Call them passion projects or vanity projects but they are being done for my pleasure alone
3058	
3059	
3060	The property will occasionally be rented out. If I am in London for example. Just as so many properties in Llandudno. Although if I ever do it will be to high-net-worth individuals thoroughly better by my staff, properly contracted and professionally supervised. Not the 'party free for all' as some owners in Llandudno. Which in my view is a derogation of their duty as a member of the Llandudno community
3061	
3062	

3063	If they had spent even a moment to read the advert on aribnb it is clearly not a hotel and is clearly aimed at a family. If they had spent even a moment on the Bookings.com website they would realise that the platform presents everything in a hotel format referring to rooms etc. However, it is clear from the pricing and text that the listing is for the whole property as one let. Not rooms.
3064	
3065	R30k is for a property and not for a room. If they do know anyone happy to pay R30,000 a night for a room then perhaps I should have considered the whole hotel idea.
3066	
3067	
3068	I can assure anyone spreading what are salacious rumours that someone who spends hundreds of thousands on custom made bespoke furniture does not the rent their property as a hotel or on a 'stack em high sell em cheap' operation. Party crowds, the young, those who find standard social norms a challenge will not be welcome
3069	
3070	
3071	When I am finished the renovations I will host an open house and everyone will be welcome. Im sorry if I have not been active on the whastapp groups to date but ive been working literally 20 hours a day every day since arriving. Doing my bit to bring a Llandudno property back to life. When this is done and I reacquaint myself with what sleep is im sure I will be more active both in the groups and whatever is needed from me to be a positive member of the Llandudno community
3072	
3073	
3074	In the interim, can I suggest whoever started this rumour maybe focus their time on something more constructive. Maybe try planting a tree rather than a rumour. Getting people wound up and stressed over a total fantasy isnt the best use of a day
3075	
3076	
3077	If anyone has any questions Im only too happy to answer them.
3078	
3079	
3080	In the interim I apologise to anyone vexed by the hotel story and apologise on behalf of whoever started the story. It is categorically false 🙏🙏❤️
3081	[23/11/2021, 20:56:46] Darren de Rodez.: PS: Am i invited to the meeting about the hotel?
3082	
3083	Because i would like to find it what Im planning as I had no idea i was planning a hotel
3084	
3085	So this has come as a huge shock. Ive not even told my partner. If i am opening a hotel then id best start recruiting staff and learning how to cook. Or maybe evening classes in hotel management as i have literally zero experience in anything even close.
3086	
3087	Does anyone know when my first guest arrives?
3088	[23/11/2021, 20:57:44] Darren de Rodez.: audio omitted
3089	[23/11/2021, 20:58:30] Darren de Rodez.: image omitted
3090	[23/11/2021, 21:03:28] Gail: Please don't die.. i am so sorry about your food... I really had good intentions to bring it to you.. but it is in fridge and I will drop it off first thing in the morning 🙏
3091	[23/11/2021, 21:10:14] Darren de Rodez.: With poppers lol
3092	[23/11/2021, 21:11:56] Darren de Rodez.: audio omitted
3093	[23/11/2021, 21:17:06] Gail: I think we should get that offer to purchase on the table and this will make all the shite disappear. I will follow up with Keith in the morning 🙏

3094	[23/11/2021, 21:18:25] Darren de Rodez.: audio omitted
3095	[23/11/2021, 21:21:07] Darren de Rodez.: image omitted
3096	[23/11/2021, 21:21:08] Darren de Rodez.: image omitted
3097	[23/11/2021, 21:23:01] Gail: Andrew? I can find out
3098	[23/11/2021, 21:44:37] Darren de Rodez.: Not sure if he is the guy who started the rumour
3099	[24/11/2021, 09:26:49] Darren de Rodez.: audio omitted
3100	[24/11/2021, 11:07:41] Darren de Rodez.: image omitted
3101	[24/11/2021, 11:07:41] Darren de Rodez.: image omitted
3102	[24/11/2021, 11:49:57] Darren de Rodez.: audio omitted
3103	[24/11/2021, 11:49:57] Darren de Rodez.: audio omitted
3104	[24/11/2021, 12:50:59] Gail: audio omitted
3105	[24/11/2021, 13:11:45] Gail: audio omitted
3106	[24/11/2021, 14:00:40] Gail: Just confirmed.... and changes to an exterior wall has to have plans for council. Look at what happened next door for building a half a meter over 🤔
3107	[24/11/2021, 14:06:10] Darren de Rodez.: Okey
3108	[24/11/2021, 14:06:25] Darren de Rodez.: Will pause thst 🙏❤️
3109	[24/11/2021, 15:03:06] Darren de Rodez.: audio omitted
3110	[24/11/2021, 15:03:35] Darren de Rodez.: audio omitted
3111	[24/11/2021, 15:05:44] Darren de Rodez.: audio omitted
3112	[24/11/2021, 15:11:50] Gail: audio omitted
3113	[24/11/2021, 15:14:25] Darren de Rodez.: audio omitted
3114	[24/11/2021, 15:19:45] Gail: audio omitted
3115	[24/11/2021, 15:19:49] Gail: +27 83 775 7878
3116	[24/11/2021, 15:20:00] Gail: Keith Broad
3117	[24/11/2021, 15:35:25] Gail: You will require plans to be drawn up, quite obviously for new homes. You will also need plans drawn up for additions to your existing building structure or alterations to your existing building structure. This includes your exterior wall.
3118	
3119	
3120	
3121	What may not be so obvious is that you will need building plans drawn up for the following internal alterations:
3122	
3123	Walls removed, moved or added;
3124	Walls raised or lowered;
3125	Doors or windows size or location changed;
3126	Use of a room is changed, such as converting a garage into a living space;
3127	Carport converted into a garage;
3128	Existing patio enclosed;
3129	Mezzanine floor added;
3130	Any material changes.
3131	[24/11/2021, 15:42:14] Darren de Rodez.: 🙏🙏
3132	[24/11/2021, 16:22:24] Darren de Rodez.: The responses i got said the specific change proposed does not require consent and 98% of such changes never get submitted to council because of the general level of SA bureaucracy.
3133	

3134	So, were Shayne or any normal or sensible person in SA making this change they would not go through the expense and delays of submitting such a minor change to council. They would just do it,.
3135	
3136	But as Keith's preference is we bow to Shayne's demands then to keep the peace i will not do the door.
3137	
3138	But it is not fair to hold me to a standard and level of due diligence everyone else involved would not operate to.
3139	
3140	Atm it feels like my money, time, ideas, expertise etc is gratefully received (although rarely acknowledged) but when i ask for anything the answer is "no" or "maybe in the future". Feeling like a very one way street ,,,,,,
3141	
3142	Not to mention the fact that at R90k I am paying way way way over market rental
3143	[24/11/2021, 16:57:22] Gail: Hi there, i think that i am going to give it the night and then i will contact Keith again in the morning and i will get a positive reaction for you. I have just spoken with Anton too and we will find a solution somehow. Give me til tomorrow to do so. 🙏
3144	[24/11/2021, 19:49:43] Darren de Rodez.: I think that's a great idea. I've not had a good day and my good humour has left me today. So tomorrow is a fresh new day 🙏❤️
3145	[24/11/2021, 19:51:53] Gail: Exactamagactly! ❤️
3146	[24/11/2021, 19:53:50] Darren de Rodez.: audio omitted
3147	[24/11/2021, 19:59:13] Darren de Rodez.: audio omitted
3148	[24/11/2021, 20:05:28] Gail: audio omitted
3149	[24/11/2021, 20:13:32] Darren de Rodez.: audio omitted
3150	[24/11/2021, 20:35:44] Darren de Rodez.: video omitted
3151	[24/11/2021, 22:11:44] Gail: Hi, she says 4-5 is best for light, no worried as her daughter is there tomorrow. So i suggest a look see in the morning, around 10.30/11, then shoot in the late afternoon?
3152	[24/11/2021, 22:22:42] Gail: Set up now for walk through at 11, then shoot in afternoon 🙏
3153	[24/11/2021, 23:10:03] Darren de Rodez.: audio omitted
3154	[25/11/2021, 08:04:06] Gail: Correct 🙏
3155	[25/11/2021, 10:02:18] Gail: Good morning Sir Lancelot!!
3156	[25/11/2021, 10:02:39] Gail: Are we good for 11 at California?
3157	[25/11/2021, 10:02:53] Gail: I am more than happy to show the ladies around if you are busy
3158	[25/11/2021, 10:03:33] Darren de Rodez.: Good morning thine busty wench
3159	[25/11/2021, 10:03:52] Gail: 😂😂😂😂😂
3160	[25/11/2021, 10:05:07] Gail: I have already had several words this morning with the wicked witch of Landswick, but nothing i could not handle
3161	[25/11/2021, 10:14:22] Darren de Rodez.: audio omitted
3162	[25/11/2021, 10:22:34] Gail: Yes, i think that would be a good idea, i will arrange
3163	[25/11/2021, 10:23:59] Gail: Yes, WW did tell me about the gate and also mentioned the fence, but that i got Keith to deal with, and then she went on to say that it could only be attended to, under her observation when she returns from holiday in the new year. So, why even bother to mention it this morning!
3164	[25/11/2021, 10:28:33] Gail: Re the visits - would it not be beneficial to see what would be needed to do the shoot later in the day?
3165	[25/11/2021, 10:30:18] Darren de Rodez.: audio omitted
3166	[25/11/2021, 10:32:19] Gail: Okie dokie - I have let her know 🙏

3167	[25/11/2021, 10:34:01] Darren de Rodez.: audio omitted
3168	[25/11/2021, 10:38:43] Gail: She hasnt responded to my message, so i will meet Tania now quickly - be there in 15 mins
3169	[25/11/2021, 10:39:55] Darren de Rodez.: audio omitted
3170	[25/11/2021, 10:42:10] Darren de Rodez.: audio omitted
3171	[25/11/2021, 12:40:49] Gail: image omitted
3172	[25/11/2021, 12:41:04] Gail: ?????????? Now its R 15 000 per night?
3173	[25/11/2021, 12:44:16] Darren de Rodez.: For what dates. Defo not for peak
3174	[25/11/2021, 12:44:29] Darren de Rodez.: No. Urgently Need that table back
3175	[25/11/2021, 12:50:19] Gail: I will sit with it this afternoon...we must start confirming bookings for money to start being generated.
3176	[25/11/2021, 12:50:30] Darren de Rodez.: I agree.
3177	[25/11/2021, 12:51:10] Gail: T&M looved California - so happy
3178	[25/11/2021, 12:54:29] Gail: image omitted
3179	[25/11/2021, 12:54:47] Gail: Some British humour to make you smile today 🤪
3180	[25/11/2021, 13:46:12] Darren de Rodez.: Loooooooooooooooooool
3181	[25/11/2021, 13:46:22] Darren de Rodez.: well what did they expect,, wee have great taste
3182	[25/11/2021, 13:47:02] Gail: I have taken some time to do this for you to a, show you WW next door, b, to give you and indication of how many houses are on Airbnb so that you have ammo, c, you can get a good price indication thereof.
3183	[25/11/2021, 13:47:39] Gail: AIRBNB listings in Llanduno.docx document omitted
3184	[25/11/2021, 13:48:13] Gail: I have also written the names of the hosts so that you can see if they are on the WA group
3185	[25/11/2021, 14:03:46] Gail: This means that all these people (including herself) are doing something ILLEGAL!!! According to her 🤪🤪🤪
3186	[25/11/2021, 14:06:38] Darren de Rodez.: OMG that is genius
3187	[25/11/2021, 14:10:19] Gail: On another comparison.....check out these properties all in Llandudno
3188	[25/11/2021, 14:12:16] Gail: Llandudno Endless Summer Brochure.pdf document omitted
3189	[25/11/2021, 14:12:17] Gail: Llandudno Summer Dream Brochure.pdf document omitted
3190	[25/11/2021, 14:12:17] Gail: Maori Villa, Llandudno Brochure.pdf document omitted
3191	[25/11/2021, 14:12:18] Gail: Palm View, Llandudno Brochure.pdf document omitted
3192	[25/11/2021, 14:12:18] Gail: Sandy Bay Beach House Llandudno Cape Town.pdf document omitted
3193	[25/11/2021, 14:12:56] Darren de Rodez.: But also need to decide re the position as I need to recruit booking manager if it's a no go. My preference is it is a go. I just did the maths re the rent roll
3194	[25/11/2021, 14:12:58] Darren de Rodez.: Guess
3195	[25/11/2021, 14:16:43] Gail: The 4 beds are from 12 500 but thats early Dec
3196	[25/11/2021, 14:16:59] Gail: The 6 bed is R30 000 22 - 26 Dec
3197	[25/11/2021, 14:17:27] Gail: 5 bed is R 12 500 p/n 13 - 28 Dec
3198	[25/11/2021, 14:18:12] Gail: You have a booking manager and property manager in Jenny & I .
3199	[25/11/2021, 14:18:35] Gail: I did send you a proposal regarding this, did you get it? It comes from info@theownersclub.co.za
3200	[25/11/2021, 14:20:40] Darren de Rodez.: audio omitted
3201	[25/11/2021, 14:21:01] Darren de Rodez.: Split loyalties. I need them in house
3202	[25/11/2021, 14:21:11] Darren de Rodez.: I did. Did it have figures
3203	[25/11/2021, 14:21:50] Darren de Rodez.: audio omitted
3204	[25/11/2021, 14:24:57] Gail: It was in an email with attachments, but i resend



3205	[25/11/2021, 18:53:03] Gail: Hi there, well that was a whirlwind of fun actually....I totally commend Jade, Michael and Mercy for a speedy and excellent job. I also helped.. (pat on back). It looked amazing with the orange glow coming through on the mountains. So exciting!!
3206	[25/11/2021, 19:20:10] Gail: Shit, just breaking news - in less than 24 hours we went from +/- 700 new infections with 22 death rate to 2445 infections and 114 deaths - here it comes!!!!
3207	[25/11/2021, 19:40:01] Darren de Rodez.: You lie?!
3208	[25/11/2021, 19:44:01] Gail: I am finished!! With all the drama, I literally give up! FFS!!!!
3209	[25/11/2021, 19:45:12] Gail: Its all over the evening news...its a new variant called bla bla bla.....but i have to think that its catching those that are not vaccinated - please God 🙏
3210	[25/11/2021, 20:01:53] Darren de Rodez.: Come work here and we can jump off the same building together....
3211	[25/11/2021, 20:05:22] Gail: I tell you!!! We can hold hands....like Thelma and Louise (me being Thelma 🤪)
3212	[25/11/2021, 20:06:35] Darren de Rodez.: what little medical knowledge i have says any strain will only be fatal for the non vaccinated .
3213	[25/11/2021, 20:06:54] Darren de Rodez.: Lol.. yis,, off the cliff in penny
3214	[25/11/2021, 20:10:02] Gail: I am in!!!
3215	[25/11/2021, 20:10:11] Gail: Or over...?
3216	[25/11/2021, 20:10:23] Gail: ...the cliff....
3217	[25/11/2021, 20:11:50] Darren de Rodez.: audio omitted
3218	[25/11/2021, 20:12:17] Darren de Rodez.: audio omitted
3219	[25/11/2021, 20:13:06] Darren de Rodez.: audio omitted
3220	[25/11/2021, 20:15:39] Gail: Ok, how many properties are signed and sealed ?
3221	[25/11/2021, 20:15:42] Gail: And which ones
3222	[26/11/2021, 09:33:39] Gail: image omitted
3223	[26/11/2021, 09:39:07] Darren de Rodez.: audio omitted
3224	[26/11/2021, 10:34:07] Gail: Missed voice call
3225	[26/11/2021, 10:35:35] Gail: Please give me a call when you can
3226	[26/11/2021, 11:29:36] Gail: Hey, i was just thinking , how are you supposed to go home to renew your visa??
3227	[26/11/2021, 11:30:37] Gail: We are supposed to be meeting at California today to meet the staff and deal with the lease. Maureen was saying that their check in is between 3 -4 and we could meet up after?
3228	[26/11/2021, 12:27:11] Gail: Missed voice call
3229	[26/11/2021, 12:25:36] Gail: Hey! Believe it or not, I have a great enquiry for you....19 -29 December for with Hove or Luxe Budget is R 18 000 net to you per night. Please let me know if you have availability on either houe
3230	[26/11/2021, 12:26:26] Gail: My guess is R 550 000???
3231	[26/11/2021, 14:18:40] Gail: Hey hon, do you want to meet the staff at Cali?
3232	[26/11/2021, 14:29:48] Darren de Rodez.: audio omitted
3233	[26/11/2021, 14:31:57] Gail: audio omitted
3234	[26/11/2021, 14:32:19] Darren de Rodez.: I can't hear you
3235	[26/11/2021, 14:32:40] Darren de Rodez.: What's 550?
3236	[26/11/2021, 14:33:15] Gail: audio omitted
3237	[26/11/2021, 14:42:56] Darren de Rodez.: audio omitted
3238	[26/11/2021, 14:48:44] Gail: If i understood correctly, your rent roll from now until March 2023 would be around 366 666.66 Sterling
3239	[26/11/2021, 16:41:23] Darren de Rodez.: Aha. Is that your guess ? Xx
3240	[26/11/2021, 23:35:23] Darren de Rodez.: can you pls send me the lawyer guys number 🙏

3241	[26/11/2021, 23:35:45] Darren de Rodez.: Twas lovely to see you today,, twas productive too
3242	[27/11/2021, 00:38:00] Darren de Rodez.: This Covid thing is getting more and more serious
3243	[27/11/2021, 06:55:45] Gail: image omitted
3244	[27/11/2021, 11:29:53] Darren de Rodez.: audio omitted
3245	[27/11/2021, 11:40:43] Darren de Rodez.: Do you have the legal eagle number
3246	[27/11/2021, 11:47:40] Gail: audio omitted
3247	[27/11/2021, 11:49:00] Gail: image omitted
3248	[27/11/2021, 12:11:52] Darren de Rodez.: Ps. Not one enquiry on Airbnb today btw. As much as I need a rest that's alarming.
3249	[27/11/2021, 12:14:36] Gail: Yep, but we are still getting enquiries from locals, but like I said, there is going to be a rate 'crash'
3250	[27/11/2021, 12:17:06] Darren de Rodez.: A lot depends on whether this is temporary or not. The Uk was only banned for five days when it's bee variant was found
3251	[27/11/2021, 12:17:33] Darren de Rodez.: audio omitted
3252	[27/11/2021, 15:38:58] Gail: audio omitted
3253	[28/11/2021, 20:26:58] Gail: COVID19 NOTICE: Uk Travel & Family Meeting
3254	
3255	Uk Travel
3256	JUST IN: Dep of International Relations says info received from the UK in SA, British Airways will resume direct flights to SA from Tuesday, 30 Nov with the first flight to London on Wednesday.
3257	One daily flight to CPT & OR Tambo. One daily flight to Cape Town & ORTIA.
3258	
3259	Sources state that the President will not be making any level changes tonight and will be discussing vaccines and the government's intention to begin making them mandatory for specific events/places.
3260	
3261	He will also be raising current travel bans and discussions government has had with international counter parts.
3262	
3263	View this JWI.NEWS notice in your web browser: Uk Travel & Family Meeting
3264	[28/11/2021, 20:36:08] Gail: No changes, still on level 1...
3265	[28/11/2021, 20:36:19] Darren de Rodez.: audio omitted
3266	[28/11/2021, 20:36:34] Darren de Rodez.: audio omitted
3267	[28/11/2021, 20:40:19] Gail: audio omitted
3268	[28/11/2021, 20:43:56] Gail: Have not heard re that enquiry, i will follow up in the am.
3269	[28/11/2021, 20:44:33] Darren de Rodez.: They just need to lift this damn ban
3270	[28/11/2021, 20:46:45] Gail: I am hoping that our presidential speech will be screened all over the world, so that they can see that we are not concerned to be able to remain on level 1
3271	[28/11/2021, 21:48:41] Darren de Rodez.: i hope thats the right decison tbh
3272	[29/11/2021, 09:03:19] Gail: Good morning young man... Just a reminder re our 3.00pm appointment at California today.
3273	[29/11/2021, 09:03:33] Gail: How are the bookings looking?
3274	[29/11/2021, 09:03:44] Darren de Rodez.: Aha. To do the downtown abbey thing
3275	[29/11/2021, 09:03:54] Darren de Rodez.: Coming Bach to life
3276	[29/11/2021, 09:04:11] Gail: Correct 😊
3277	[29/11/2021, 10:51:19] Gail: I want to start setting up our 'training' seasons - are you happy with the proposal terms as i sent to you? Just want to tidy it all up. 🙏

3278	[29/11/2021, 11:34:31] Gail: Me again, just checking to see if you have received the invoice for the next payment for 16 Liermans - kindly let me know when payment has been made as we have to get clearance our side to pay to Keith. Thanks so much hon 🙏
3279	[29/11/2021, 12:11:00] Darren de Rodez.: La Collection Prestige. 2021-2022 Rates And Dates. November Schedule. 21.11 Gail And Jen.xlsx document omitted
3280	[29/11/2021, 12:11:11] Darren de Rodez.: will check re invoice for leirmans
3281	[29/11/2021, 12:11:29] Darren de Rodez.: re leirmans need to address the issue of Wellem
3282	[29/11/2021, 12:11:53] Gail: I will ask Keith how far he has gotten with that right away
3283	[29/11/2021, 12:12:34] Darren de Rodez.: The contract is broadly ok. But the % route is not an option as the rent roll is approaching a hundred million rand
3284	[29/11/2021, 12:12:53] Darren de Rodez.: But defo want to do it. Need full time dedicated booking manager for sure
3285	[29/11/2021, 12:13:40] Gail: Awesome, we can chat later 🙏
3286	[29/11/2021, 12:14:39] Darren de Rodez.: audio omitted
3287	[29/11/2021, 12:17:17] Gail: 100% agree
3288	[29/11/2021, 13:13:19] Darren de Rodez.: audio omitted
3289	[29/11/2021, 13:13:27] Darren de Rodez.: audio omitted
3290	[29/11/2021, 13:15:44] Gail: audio omitted
3291	[29/11/2021, 13:21:59] Gail: audio omitted
3292	[29/11/2021, 14:52:19] Darren de Rodez.: I am literally drowning in work..theres no way i can get to hout .. onky just realised it was ten minutes to
3293	[29/11/2021, 14:56:13] Gail: ok, i will go
3294	[29/11/2021, 14:57:10] Gail: As i will be responsible for it all
3295	[29/11/2021, 14:57:24] Darren de Rodez.: Thank you. Good idea
3296	[29/11/2021, 14:58:16] Darren de Rodez.: audio omitted
3297	[29/11/2021, 14:59:02] Darren de Rodez.: audio omitted
3298	[29/11/2021, 16:43:52] Gail: audio omitted
3299	[29/11/2021, 22:29:26] Gail: Hi Hon, been a long day, but i have started with the, what we think, is the relative market rates for LLuxe, LLegend (bearing in mind we have not seen this property) and Hove. I just want to check a few things for Clifton Penthouse and also California. Thought to send this to give you some food for thought in the meantime. It is in draft and we can discuss and tweak accordingly. 🙏
3300	[29/11/2021, 22:29:56] Gail: La Collection Prestige. 2021-2022 Rates draft 19.11.2021.xlsx document omitted
3301	[29/11/2021, 23:52:22] Darren de Rodez.: Someone shooting ?!! They said it was a safe and crime free area!! Omg. Cancel the lease !
3302	[29/11/2021, 23:52:30] Darren de Rodez.: Who da lady?
3303	[29/11/2021, 23:53:07] Darren de Rodez.: audio omitted
3304	[30/11/2021, 05:28:04] Gail: +27 83 775 7878
3305	[ Keith Broad
3306	kbroad@mweb.co.za
3307	[30/11/2021, 08:37:32] Darren de Rodez.: Mornin gorg
3308	[30/11/2021, 08:38:23] Gail: Howdy
3309	[30/11/2021, 08:38:31] Gail: cowboy 🤠
3310	[30/11/2021, 08:39:29] Gail: I haven't spoken to Keith yet..
3311	[30/11/2021, 08:40:24] Gail: but i will as soon as we have settled with him. It will make way for a glowing report 🙏
3312	[30/11/2021, 08:44:29] Darren de Rodez.: What do you mean
3313	[30/11/2021, 09:18:10] Gail: Re the invoice

3314	[30/11/2021, 09:18:32] Darren de Rodez.: The utilities invoice ?
3315	[30/11/2021, 09:20:03] Gail: The next rental payment due for Jan to March, payable 1 month in advance. See your invoice
3316	[30/11/2021, 09:21:44] Darren de Rodez.: What do you mean payable in advance. We pay quarterly rent at the start of the quarter
3317	[30/11/2021, 09:23:49] Gail: Just like we said with Maureen, we pay the quarterly 1 month in advance as there is no deposit. We made the same deal with Inge and Keith.
3318	[30/11/2021, 09:24:33] Darren de Rodez.: audio omitted
3319	[30/11/2021, 18:41:33] Gail: Hello there, i am letting the higher power take over the other story, as i need to do my other job 🙏
3320	[30/11/2021, 18:42:31] Gail: I need your banking details for Maureens airbnb account - so i am making an info list of all the deets from both side. Can you kindly supply me with the account that you want the money to put into?
3321	[30/11/2021, 19:35:07] Gail: Who is Voytek?? Just saw California, and a few other properties under his name? Sorry, just a tad confused ??
3322	[30/11/2021, 19:38:43] Darren de Rodez.: Your other job? You gonna join me on the corner in Bo Kaap
3323	[30/11/2021, 19:40:05] Gail: At this rate, I race you there! 🤔🤔
3324	[30/11/2021, 20:42:10] Gail: Hey Darren, I am not going to get my knickers in a knot with the rental story and i really dont want it to be an issue in your and my relationship. Especially now that we are going to move forward with what we discussed on Friday afternoon. Jen and I are super excited to represent you and your properties from a management and booking perspective. We would really like to give you a better feel regarding rates etc if we could view the other properties that you have acquired i.e Llandudno Legend, Constantia and Clifton Calm. Please let me know if we are still moving forward as planned. Do you think that we should have a meeting to really finalise everything with Jen & I or have you made another plan i.e Voytek? Please let me know as i was getting geared for the training etc. Much love as always
3325	[30/11/2021, 21:40:21] Gail: On another note, we have received 6 good enquires for 4 - 5 beds over the Dec to Jan dates. We need to get these booked for you 🙏
3326	[01/12/2021, 01:06:53] Darren de Rodez.: Hola.. only now sitting at my desk 🤖🤖
3327	[01/12/2021, 12:11:10] Gail: Good afternoon! Would you like me to carry on with the Hout Bay 'handover'?
3328	[01/12/2021, 12:11:50] Darren de Rodez.: Hellooooooooooooooooooooo 🤖🤖❤️ who are you? how did i get here? Who am i?
3329	[01/12/2021, 12:12:40] Gail: Shame man, I can only imagine what you must be going through.....how can i help (within reason of course) 🙏🙏
3330	[01/12/2021, 12:14:52] Darren de Rodez.: audio omitted
3331	[01/12/2021, 12:17:38] Darren de Rodez.: audio omitted
3332	[01/12/2021, 12:20:43] Gail: image omitted
3333	[01/12/2021, 12:21:23] Gail: What is the email addie....clientservices@???
3334	[01/12/2021, 12:22:22] Gail: I do need your banking details so that these bookings can be paid to you 🙏
3335	[01/12/2021, 12:38:25] Gail: Hate to ask, but have they been paid? Otherwise we can do nothing 🤖
3336	[01/12/2021, 15:10:55] Darren de Rodez.: Will sort. Just flat out. Well worse than flat out. Feels like running backwards. Need to know if you guys are coming on board or nay as rent roll now is miwwions per month
3337	[01/12/2021, 15:11:11] Darren de Rodez.: HoveHeaven.co.za
3338	[01/12/2021, 15:11:29] Darren de Rodez.: Matthew booked for next six shoots.
3339	[01/12/2021, 15:12:00] Darren de Rodez.: And just paid a R60k invoice to him so I hope you are charging him commission for the intro
3340	[01/12/2021, 15:16:24] Gail: image omitted

3341	[01/12/2021, 16:24:43] Darren de Rodez.: image omitted
3342	[01/12/2021, 16:25:39] Gail: I most certainly do not!
3343	[01/12/2021, 16:26:17] Darren de Rodez.: It was a joke mam
3344	[01/12/2021, 16:26:32] Gail: I knooow 🤔🙄
3345	[01/12/2021, 16:26:52] Darren de Rodez.: I left him a vn to say "it's a lotta money but worth every penny "
3346	[01/12/2021, 16:27:19] Gail: Aw, you are too sweet 🥰
3347	[01/12/2021, 16:47:23] Darren de Rodez.: His pics are like caramel dripping off a pert nipple
3348	[01/12/2021, 16:48:00] Gail: Alrightie then!
3349	[01/12/2021, 16:49:59] Gail: Darren Russel - Long-term Lease - Tenant Statement - (01.12.2021 - 28.02.2022).pdf document omitted
3350	[01/12/2021, 16:50:00] Gail: Hi, sorry to keep asking, but the Schafer's are wanting to know about their payment.
3351	[01/12/2021, 16:50:46] Darren de Rodez.: Okey. Sorry. I've missed a ton of messages. Busy moving into Clooney mansions
3352	[01/12/2021, 16:51:27] Darren de Rodez.: It will be done today mam
3353	[01/12/2021, 16:51:54] Gail: Thank you hon and have a nespresso for me 🙏
3354	[01/12/2021, 16:55:06] Gail: audio omitted
3355	[02/12/2021, 10:35:33] Gail: Hola! And how are you in today's craziness?
3356	[02/12/2021, 10:42:15] Darren de Rodez.: i am with my stylist at Clooney mansions.. she has brought me selection of straight jackets from this seasons collections.. We have a Westwood basque style straight jacket with red detailing, a McQueen with four arms for front and back restraints.. and a Givenchy with extra padding in case the cell isnt padded
3357	[02/12/2021, 11:16:25] Gail: Would you be available for a meeting tomorrow morning? We really need to discuss this matter re Luxe....Keith & Inge would like to meet with you and me to find an amicable solution as to how to move forward. They are happy to continue, but now we must put all the issues to bed so that we can move on. Please let me know if you can spare the time - it is important. 🙏
3358	[02/12/2021, 11:22:56] Darren de Rodez.: audio omitted
3359	[02/12/2021, 11:25:16] Darren de Rodez.: audio omitted
3360	[02/12/2021, 11:33:55] Gail: I completely understand, the are ok with a payment on the first of Jan now, but just wanted to clarify and speak nicely about the 'issues' - they really do want everything to get back on track - so maybe you are correct in giving it a little more time so that anger is not the point of emotion when trying to make peace 🤝
3361	[02/12/2021, 11:34:14] Gail: I will resend the invoice now via email
3362	[02/12/2021, 12:45:14] Gail: If possible, can you please make the payment for California a real time payment? Many, many, many, maaaaany thanks! 😊
3362	[02/12/2021, 13:37:45] Darren de Rodez.: whats a real time payment?
3362	[02/12/2021, 13:41:19] Darren de Rodez.: You deleted this message.
3362	[02/12/2021, 13:42:16] Gail: Its an immediate payment (clearance) 🙏
3362	[02/12/2021, 14:05:38] Darren de Rodez.: I think so. Right now, having found out that my landlord has been spying on me I honestly have nothing pleasant to say,, and a lot id like to say that wouldn't be conducive to our being in bed together for five years.
3368	
3369	<b>They can do a lot to repair the situation with an apology..</b>
3371	
3372	<b>and an acknowledgement of what i have done to their house rather than begrudging half compliments/half insults. When keith was there he must have said as we went into every room "no one likes this but I think its nice"</b>
3374	

3375	I think the relationship needs a reset. So far it has felt very very very one way. The place isnt worth a penny over R65k a month. Im paying R90k. Ive sunk two months of my life into that place, 20 hours a day,... Ive sunk approaching R2 million of my money into that place
3377	
3378	With Hove hubblies done even more but don't resent a penny of it and don't resent the time hubblies spent,. On Luxe im beginning to resent it and feel very used
3380	
3381	It is not ok to take my money, to get paid 25%+ over market value, to get a free renovation and then spy on the person doing all that
3383	
3384	And then when I ask for just two things 1) the man who tried to defraud me of R30,000 be dismissed and leave my property and 2) I can use the storeroom so as not to lose some decent lets. (As we all agreed prior to)
3385	[02/12/2021, 14:05:48] Darren de Rodez.: Ohhhhh, ok.. is there any other way > ?
3386	[02/12/2021, 14:06:07] Darren de Rodez.: in the UK every payment is recieved the same minute
3387	[02/12/2021, 14:21:23] Gail: No, here from bank to bank can take up to 3 days 🤖 Go figure, someone is making a little money somewhere on holding it for that long 🤔
3388	[02/12/2021, 14:25:52] Darren de Rodez.: Three days SA to SA ? That's a rip off
3389	[02/12/2021, 14:27:02] Gail: Welcome to Africa!
3390	[02/12/2021, 17:30:33] Gail: Hola, just got back from town...what are the plans for tomorrow?
3391	[02/12/2021, 21:37:55] Gail: Hi Gail, just wanted to check what's happening?! No one has been here for a key/ house handover and we have not received any payment as yet. Also we still waiting for Darren's banking details so we can change it for AirB&B etc
3392	[02/12/2021, 21:39:14] Darren de Rodez.: I TOLD MICHEAL TO DO THE TRANSFER HOURS AND HOURS AGO. AND I CANT GET HOLD OF HIM
3393	[02/12/2021, 21:40:38] Darren de Rodez.: HE WAS AT CLIFTON WITH MATTHEW ALL DAY THEN HEADED TO HOVE.. HE SAID HE WAS TIRED SO NOT SURE IF HE SAT DOWN AND FELL ASLEEP AS HE ISNT ANSWERING. SO I ASKED ANGELO TO GO TO HOVE AS ANGELO IS HERE ALL WEEK
3394	[02/12/2021, 21:43:27] Darren de Rodez.: PS: MATTHEW HAS REJIGGED HIS DIARY AND IS AT HOUT ALL DAY TOMORROW AND THE TEAM WILL BE THERE TOO
3395	[02/12/2021, 21:44:32] Gail: Shit Darren, we cant do handover or anything until payment is done and received.
3396	[02/12/2021, 21:44:51] Darren de Rodez.: of course,
3397	[02/12/2021, 21:46:07] Darren de Rodez.: Micheal has the instruction from me and the fund as are in the account and it would be a fast payment but until i can make contact am stuck.hence sending Angelo to hove to checks hes alive and wake him if asleep
3398	[02/12/2021, 22:04:36] Gail: You may need to postpone everything for tomorrow, just until everything is sorted.
3399	[02/12/2021, 22:09:09] Darren de Rodez.: sure thing. although if its not sorted by tomorrow it means hes dead, kidnapped, doing some sleeping beauty 100 year thing or run off with my money.. if its 3 04 hes dead anyway 🤖
3400	[03/12/2021, 08:46:51] Gail: Good morning, you are making me go gray overnight! Strict instructions on no pay, no entry at California.
3401	[03/12/2021, 19:14:35] Darren de Rodez.: Hola.
3402	[03/12/2021, 19:15:15] Darren de Rodez.: I wouldn't expect anything other than that. This caused a HUGE argument last night. HUGE
3403	[03/12/2021, 19:23:15] Gail: Hello there! Thank you for making the payment....it was about to take me to another place - i actually had an anxiety attack this morning that scared the crap out of my family! I am old now, i need to be sitting sipping cocktails on a yacht somewhere 🤖 🤖 🤖
3404	[03/12/2021, 20:11:12] Darren de Rodez.: image omitted
3405	[03/12/2021, 20:11:12] Darren de Rodez.: image omitted

3406	[03/12/2021, 20:11:12] Darren de Rodez.: image omitted
3407	[03/12/2021, 20:11:12] Darren de Rodez.: image omitted
3408	[03/12/2021, 20:11:12] Darren de Rodez.: image omitted
3409	[03/12/2021, 20:12:23] Darren de Rodez.: I'm genuinely sorry. According to Angelo Mike had a mini breakdown. He was lucky he's not now covered in silver foil on a spike on a roof
3410	[03/12/2021, 22:35:56] Gail: Is that Mike solidified?
3411	[03/12/2021, 22:36:23] Gail: I appreciate your apology, thank you 🙏
3412	[03/12/2021, 22:37:07] Gail: Or should I say 'terrified' 😱 😬 😬
3413	[03/12/2021, 22:57:56] Darren de Rodez.: Feeling like I need 48 hours in the day. Always try to do the right thing. Been a testing few days. Or weeks. Lol
3414	[03/12/2021, 22:58:02] Darren de Rodez.: Looool
3415	[03/12/2021, 22:58:59] Darren de Rodez.: That's before he was popped in the oven at gas mark 8 for half an hour and served with a knob of butter and baked beans
3416	[04/12/2021, 01:47:09] Darren de Rodez.: we have out first let on Luxe. Starts tomorrow !! 🤯 🤯. They have booked it to shelter from Covid
3417	[05/12/2021, 10:51:33] Gail: Arrival is at 2.00pm at California. I will be at Luxe by 12 to collect keys 🙏
3418	[05/12/2021, 11:20:01] Darren de Rodez.: Helloooooo. Lovely lady.
3419	[05/12/2021, 11:20:45] Gail: Morning! Just got instructions from Mike to collect keys at Fishermans
3420	[05/12/2021, 11:21:08] Darren de Rodez.: California LA. or California SA?
3421	[05/12/2021, 11:21:38] Darren de Rodez.: Plese tell me I didn't expand into the USA
3422	[05/12/2021, 11:21:46] Gail: I wish LA!! But I will do you proud at SA
3423	[05/12/2021, 11:48:03] Darren de Rodez.: Of that I have no doubt
3424	[05/12/2021, 14:38:25] Gail: image omitted
3425	[05/12/2021, 14:38:25] Gail: image omitted
3426	[05/12/2021, 14:38:26] Gail: image omitted
3427	[05/12/2021, 14:38:26] Gail: image omitted
3428	[05/12/2021, 14:38:26] Gail: image omitted
3429	[05/12/2021, 14:38:27] Gail: image omitted
3430	[05/12/2021, 15:19:03] Darren de Rodez.: Wow wow.
3431	[05/12/2021, 15:19:06] Darren de Rodez.: 🙏 🙏
3432	[05/12/2021, 15:19:35] Darren de Rodez.: That is awesome. Awesome
3433	[05/12/2021, 16:05:27] Gail: Aw, shucks, fanks you 😊
3434	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3435	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3436	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3437	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3438	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3439	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3440	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3441	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3442	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3443	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3444	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3445	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3446	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3447	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3448	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted

3449	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3450	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3451	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3452	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3453	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3454	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3455	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3456	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3457	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3458	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3459	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3460	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3461	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3462	[05/12/2021, 22:45:22] Darren de Rodez.: image omitted
3463	[05/12/2021, 22:45:30] Darren de Rodez.: 😊😊😊😊😊. "Rome wasn't built in a day"..... But a Legend surely was!"
3464	[05/12/2021, 22:47:37] Gail: Beautiful!
3465	[05/12/2021, 22:48:09] Darren de Rodez.: And last week it was a car park
3466	[06/12/2021, 00:33:08] Darren de Rodez.: Tomorrow is hugely hugely important. Matthew's first shoot of legend and his last until mid to end January due to him going away. As such the photos will form the primary basis of all marketing over the season. Myself, Micheal, Monray, Russel, Mercy, Clement and their teams have been working v v v hard throughout the weekend. We and the 'Hovie's' are still here, still at it and likely will be for some time. They are staying here tonight as it's late and as we will have an early start. If we sleep at all. There will still be tons to do to make it photo worthy. Matthew arrived at 9.30 and we also need to have any proof resdy. Eg breakfast on the table. Picinic on the lawn. Sun login and glasses By the pool or whatever.
3467	
3468	Can everyone be in as early as possible and unless anyone has lost a limb over the weekend I'd expect full attendance. Of person and mind.
3469	And even if someone did lose an arm you can still use your legs. So no excuses. 🤖🦶. Please pack a lunch box of extra motivation and family size pack of inspiration 🦶🦶🦶
3470	[06/12/2021, 00:33:38] Darren de Rodez.: Sent to the staff. What props did you want to do sir
3471	[06/12/2021, 08:40:42] Gail: Morning! I am on my way with 2 ladies and some breakfast props
3472	[06/12/2021, 08:40:47] Darren de Rodez.: HELLOOO... did you know if bobby is coming to do the pool today as Matthew s taking his pics today
3473	[06/12/2021, 08:41:04] Gail: He also on his way!
3474	[06/12/2021, 08:58:51] Darren de Rodez.: Omg. It's a full house of broads
3475	[06/12/2021, 09:08:59] Darren de Rodez.: Tenants kicking off at luxe as Wellem just walked in and was not wearing a mask
3476	[06/12/2021, 17:29:32] Gail: audio omitted
3477	[06/12/2021, 17:35:37] Darren de Rodez.: audio omitted
3478	[06/12/2021, 18:20:07] Gail: audio omitted
3479	[06/12/2021, 19:53:00] Gail: Hi, I believe all my fancy work was for nothing today 😞 So sorry for that... would you need me to come and do it again for tomorrow?
3480	[06/12/2021, 20:03:46] Gail: Or Wednesday, i just spoke with Mat and he says he is coming to shoot on Wednesday?
3481	[06/12/2021, 20:04:13] Darren de Rodez.: It's not your fault that it was cloudy until late
3482	[06/12/2021, 20:08:50] Gail: Also hon, what time will suit you to have Keith come and see you tomorrow?





3483	[06/12/2021, 22:59:31] Darren de Rodez.: He is indeed. Shall we plan it as it was
3484	[06/12/2021, 23:58:29] Darren de Rodez.: Late afternoon ?
3485	[07/12/2021, 11:27:07] Gail: Morning sweetheart, are you being fed?
3486	[07/12/2021, 11:27:39] Gail: Keith will be there at 5.00pm with Anton and myself 🙏
3487	[07/12/2021, 11:55:40] Gail: Please confirm the meeting - thank you!
3488	[07/12/2021, 12:07:25] Darren de Rodez.: i pressed snooze on the alarm at 7am and literally just woke 🤪🤪🤪
3489	[07/12/2021, 13:38:05] Gail: Sorry to winge, but can i confirm the meeting at 5.00pm today?
3490	[07/12/2021, 13:44:42] Darren de Rodez.: Sorry. Started my day four hours late and still in my night gown. In a foul mood.
3491	[07/12/2021, 13:44:46] Darren de Rodez.: 5pm is fine
3492	[07/12/2021, 13:46:17] Gail: No worries, thank you so much - lets get this over and done with
3493	[07/12/2021, 15:59:23] Darren de Rodez.: The front door now works 🙏
3494	[07/12/2021, 16:05:00] Gail: Great, so we can woe our guests properly 🙏
3495	[07/12/2021, 16:05:38] Darren de Rodez.: no, thats my job in my leopard print mankini
3496	[07/12/2021, 16:06:55] Gail: I can just picture that 🤪🤪
3497	[07/12/2021, 16:08:06] Darren de Rodez.: I wouldnt ,, youll need therapy
3498	[07/12/2021, 16:08:45] Gail: image omitted
3499	[07/12/2021, 16:09:02] Gail: New rate?
3500	[07/12/2021, 16:12:34] Gail: R25 242, per night?
3501	[07/12/2021, 16:13:06] Darren de Rodez.: it was changed (although should be that low for xmas week) as the people who had reserved it are now unsure if they want to cancel proceed
3502	[07/12/2021, 16:13:33] Darren de Rodez.: not sure what dates this is. outside of Xmas wek im happy with that. in 2022 anything 20k and over is a yes
3503	[07/12/2021, 16:13:44] Gail: 🙏
3504	[07/12/2021, 20:56:23] Gail: Just finished dinner, thank you for having my back in the meeting. I am so pleased that we managed to resolve all the issues. Especially happy about getting the store room 🙏
3505	[07/12/2021, 20:56:23] Gail: Even better that he is prepared to do a 10 year buy deal.... so excited about that.
3506	[07/12/2021, 20:56:42] Gail: Do you need me tomorrow to assist with the shoot?
3507	[07/12/2021, 22:44:42] Darren de Rodez.: Well I wanted to make the point that not every situation needs a blame game. Sometimes it's just honest miscommunication. I said to Anton from the very start thst i didn't remember it but made clear that's very different from saying it didn't happen. I said it very well could have been discussed but that I do to much too fast and would forget my name if it wasn't sewn into my panties.
3508	[07/12/2021, 22:47:19] Darren de Rodez.: That was defo a positive. Tbh there were a couple of points where I almost said thank you and walked out. I don't think there is any malice or intentional misconduct there at all. I just think he has a very personal way of looking at things. le "if I don't mean anything bad by it then it's fine ". The fact he thinks taking pics isn't wrong was an eye opener. And he admitted he didn't want to lose Wellem because he's his stooge. That only made things worse.
3509	[08/12/2021, 00:42:08] Darren de Rodez.: If you can spare the time. Another adult would be helpful
3510	[08/12/2021, 04:29:57] Darren de Rodez.: re the British government meeting today about the new variant and the ban and quarantine re south Africa do you know when they will make any announcements?
3511	[08/12/2021, 10:01:12] Gail: image omitted
3512	[08/12/2021, 10:01:12] Gail: image omitted

3513	[08/12/2021, 10:02:02] Gail: Your bookings at California from booking.com & Airbnb 🙏 I have got access to both Airbnb and Booking.com, so i will run with this property until such time as you guys can get to it. 🙏 If that is okay with you, of course
3514	[08/12/2021, 10:03:57] Gail: I have also created a google calendar that has both platform bookings, so that we can also do direct bookings too, it will show them all. Will send you the link shortly
3515	[08/12/2021, 11:35:45] Gail: Heads up, Peninsula Glass will come to 32 tomorrow to measure up the glass that smashed from the wind 🙏
3516	[08/12/2021, 11:56:46] Darren de Rodez.: perfect, thank toy
3517	[08/12/2021, 11:57:06] Darren de Rodez.: yuas queen ,, what is the current gap pre an poost xmas and new year
3518	[08/12/2021, 11:58:42] Gail: There was a cancelation at California from 10 - 18, otherwise still booked for Jan and most of Feb
3519	[08/12/2021, 12:01:54] Gail: Open from 29 Dec to 2 Jan, so open for New Year
3520	[08/12/2021, 12:03:11] Darren de Rodez.: re,enber we have to cancel tnhe christmas boking
3521	[08/12/2021, 12:03:27] Gail: 10 - 24 Dec is open
3522	[08/12/2021, 12:04:12] Darren de Rodez.: so when we cancel Xmas booking its 10 december to 2 Jan open?
3523	[08/12/2021, 12:08:11] Gail: Correct, but we must cancel asap
3524	[08/12/2021, 12:08:34] Gail: Or relocate
3525	[08/12/2021, 12:08:40] Gail: I am on it
3526	[08/12/2021, 12:16:43] Darren de Rodez.: Indeed. That's been my position from day one mam
3527	[08/12/2021, 12:16:49] Darren de Rodez.: Are we seeing you tiday
3528	[08/12/2021, 12:51:01] Gail: I am changing locks at one of my managed properties....
3529	[08/12/2021, 12:51:21] Gail: If you need me, I am there after 😊
3530	[08/12/2021, 12:57:37] Darren de Rodez.: coolio , see yiu kayters
3531	[08/12/2021, 22:16:57] Darren de Rodez.: audio omitted
3532	[08/12/2021, 22:19:43] Gail: On Friday 10th
3533	[09/12/2021, 00:28:53] Darren de Rodez.: is that the last guest before Xmas or is there one more?
3534	[09/12/2021, 02:30:50] Gail: Another one from 18 - 24 Dec
3535	[09/12/2021, 03:14:02] Darren de Rodez.: ah okey, wgats the value
3536	[09/12/2021, 08:10:35] Gail: Good morning, so some figures for you
3537	[09/12/2021, 08:11:03] Gail: Dec: total income = R 44215.47 (had one cancellation)
3538	[09/12/2021, 08:11:24] Gail: Jan: total income = R 70 796.00
3539	[09/12/2021, 08:11:42] Gail: Feb: total income = R 68 130.00
3540	[09/12/2021, 08:11:57] Gail: Total income: R 183 141.00
3541	[09/12/2021, 10:15:00] Darren de Rodez.: thank you. What is the value of the 18th to 24th let?
3542	[09/12/2021, 10:15:42] Gail: R 23 940
3543	[09/12/2021, 10:59:41] Darren de Rodez.: okey smokey
3544	[09/12/2021, 11:22:05] Gail: I was thinking, instead of moving the guests at California into another place, why dont you take this instead for that time....I know the manager here and you could do with some 'away' time - just a thought?
3545	[09/12/2021, 11:22:15] Gail: <a href="https://www.airbnb.co.za/rooms/50125011?adults=4&amp;check_in=2021-12-24&amp;check_out=2021-12-29&amp;federated_search_id=e5aa7744-53a4-43ae-a02e-fbc3ebf572f2&amp;source_impression_id=p3_1639041640_bx%2B4AbTMQRu8Qaw4">https://www.airbnb.co.za/rooms/50125011?adults=4&amp;check_in=2021-12-24&amp;check_out=2021-12-29&amp;federated_search_id=e5aa7744-53a4-43ae-a02e-fbc3ebf572f2&amp;source_impression_id=p3_1639041640_bx%2B4AbTMQRu8Qaw4</a>
3546	[09/12/2021, 11:34:09] Gail: <a href="https://www.airbnb.co.za/rooms/52529446?adults=4&amp;check_in=2021-12-24&amp;check_out=2021-12-29&amp;federated_search_id=e5aa7744-53a4-43ae-a02e-fbc3ebf572f2&amp;source_impression_id=p3_1639042311_FSVtZzF%2FAdjX7Zsl">https://www.airbnb.co.za/rooms/52529446?adults=4&amp;check_in=2021-12-24&amp;check_out=2021-12-29&amp;federated_search_id=e5aa7744-53a4-43ae-a02e-fbc3ebf572f2&amp;source_impression_id=p3_1639042311_FSVtZzF%2FAdjX7Zsl</a>
3547	[09/12/2021, 11:35:59] Darren de Rodez.: image omitted
3548	[09/12/2021, 11:35:59] Darren de Rodez.: image omitted

3549	[09/12/2021, 11:35:59] Darren de Rodez.: image omitted
3550	[09/12/2021, 11:35:59] Darren de Rodez.: image omitted
3551	[09/12/2021, 11:36:00] Darren de Rodez.: image omitted
3552	[09/12/2021, 11:36:00] Darren de Rodez.: image omitted
3553	[09/12/2021, 11:36:00] Darren de Rodez.: image omitted
3554	[09/12/2021, 11:36:00] Darren de Rodez.: image omitted
3555	[09/12/2021, 11:36:00] Darren de Rodez.: image omitted
3556	[09/12/2021, 11:36:00] Darren de Rodez.: video omitted
3557	[09/12/2021, 11:36:00] Darren de Rodez.: image omitted
3558	[09/12/2021, 11:36:00] Darren de Rodez.: image omitted
3559	[09/12/2021, 11:36:00] Darren de Rodez.: image omitted
3560	[09/12/2021, 11:36:00] Darren de Rodez.: image omitted
3561	[09/12/2021, 11:36:00] Darren de Rodez.: image omitted
3562	[09/12/2021, 11:36:00] Darren de Rodez.: image omitted
3563	[09/12/2021, 11:36:00] Darren de Rodez.: image omitted
3564	[09/12/2021, 11:36:00] Darren de Rodez.: video omitted
3565	[09/12/2021, 11:36:00] Darren de Rodez.: video omitted
3566	[09/12/2021, 11:36:00] Darren de Rodez.: video omitted
3567	[09/12/2021, 11:36:00] Darren de Rodez.: video omitted
3568	[09/12/2021, 11:36:00] Darren de Rodez.: video omitted
3569	[09/12/2021, 11:41:38] Gail: image omitted
3570	[09/12/2021, 11:41:38] Gail: image omitted
3571	[09/12/2021, 11:41:53] Gail: These are my favorites... too beautiful
3572	[09/12/2021, 11:48:19] Darren de Rodez.: These are all my amateur shots snd no editing. It was so cool
3573	[09/12/2021, 12:00:10] Gail: Hey Bobby made a curry last night, can i bring you some for lunch?
3574	[09/12/2021, 12:01:09] Gail: just received a warning ... last minute enquiry... from today to the 15th ..... another manager declined the booking
3575	reason being .... they are 5 nigerian single man who are here to do a rap music video. smells like trouble :)
3576	[09/12/2021, 12:09:00] Darren de Rodez.: hel.l yeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeee
3577	[09/12/2021, 12:09:56] Gail: Okie dokie - on my way
3578	[09/12/2021, 12:10:35] Gail: Should i bring it with rice or a roti?
3579	[09/12/2021, 12:16:48] Darren de Rodez.: Shall I marry you
3580	[09/12/2021, 12:22:28] Gail: Already taken 😊 or i could become a reverse Arab!!
3581	[09/12/2021, 12:22:44] Gail: So what do you prefer rice or roti?
3582	[09/12/2021, 12:22:53] Gail: Or both
3583	[09/12/2021, 12:23:21] Gail: I just have to pop in somewhere, but will dash to you straight after
3584	[09/12/2021, 18:32:40] Gail: Hey, how does this sound? Short and sweet and to the point is always best right?
3585	[09/12/2021, 18:32:50] Gail: Hi Brandon, we are looking very forward to seeing you in our lovely town, Hout Bay. In full transparency, the house has changed ownership and we have the new owner wanting to move in over the festive season. In saying that, we are prepared to find you alternative accommodation with an upgrade. May I send you some available options?
3586	[09/12/2021, 18:51:02] Darren de Rodez.: Perfecto
3587	[09/12/2021, 18:51:26] Darren de Rodez.: What's a reverse Arab
3588	[09/12/2021, 18:52:00] Gail: A woman having many husbands! 🤪

3589	[09/12/2021, 18:52:12] Gail: Have you had some more curry?
3590	[09/12/2021, 18:53:32] Darren de Rodez.: Jho. It's like a multiple orgasm in the mouth
3591	[09/12/2021, 19:05:21] Gail: Just in ....over 22 000 new infections in the last 24 hours, 11 000 in JHB and only 1 000 in Cape Town, the rest is spread over the rest of the country. The only 'good news' is that the cases are still mild enough for the hospitals to cope and the death rate is very low
3592	[09/12/2021, 19:34:51] Gail: Also, I know you have loads of things working in that gorgeous head of yours (yes, Darren the top one!), but tomorrow is the 10th with regards, to paying Keith the alternative proposal of payment.
3593	[09/12/2021, 19:42:04] Gail: On another note, while i think about it...if any other agent comes along to say that they want to list your properties, you tell them that your preferred agent outside of yourself is Cape Luxury (Jenny & I).
3594	[10/12/2021, 08:36:57] Gail: Strictly no parties/events. Huge unrest in Llandudno re villas allowing parties and causing noise and traffic pollution. Lawyers involved.
3595	[10/12/2021, 08:37:33] Gail: Got this from another agent that works Llandudno 🙄
3596	[10/12/2021, 09:19:04] Gail: Good morning my sweet man! Did you get some sleep in?
3597	[10/12/2021, 09:19:47] Darren de Rodez.: not slept yet
3598	[10/12/2021, 09:21:35] Gail: I am now in discussion with the Christmas booking from California - they were not too happy, but as long as we can find them suitable alternative accommodation, they will be happy. I will be emailing some options and will cc you in on them too. We may just have to go a little higher in budget as some places require a minimum of 7nights.
3599	[10/12/2021, 09:22:54] Darren de Rodez.: as much as id love to at the moment everyone wants me to go just a little bit higher or give them just a little bit more and they are at risk of killing the goose that lays the golden eggs
3600	[10/12/2021, 09:25:19] Gail: I am sure, i will do my very best to keep it within budget 🙄
3601	[10/12/2021, 10:53:46] Gail: Are you around? I have someone I would like you to meet with regards to an inhouse chef. He would be happy to work for La Collection as the resident chef who can see to all food and catering needs for the clients. Let me know if you are up for it...we can do it on Monday too or whenever
3602	[10/12/2021, 10:55:49] Darren de Rodez.: When are you thinking
3603	[10/12/2021, 10:57:41] Gail: When you are ready, I am super worried about you...🙄
3604	[10/12/2021, 10:58:39] Gail: Oh, do you mean when to meet or for when to chef?
3605	[10/12/2021, 10:59:04] Darren de Rodez.: Yes lol
3606	[10/12/2021, 10:59:43] Gail: Yes to what?
3607	[10/12/2021, 16:27:51] Gail: Hellooooo? Have you missed me today?
3608	[10/12/2021, 17:52:49] Darren de Rodez.: Today was and remains a nightmare
3609	[10/12/2021, 18:15:46] Gail: Oh nooo, I am so sorry
3610	[10/12/2021, 18:35:45] Darren de Rodez.: Just got hit with a R1 million rand black hole by Yoco
3611	[10/12/2021, 18:38:26] Gail: Your credit card?
3612	[10/12/2021, 18:43:36] Darren de Rodez.: No. They have not paid our for three weeks. We have been chasing. Finally got to speak to a manager. Turns out the bitch who caused a stink last month because we said you can't just cancel (this was even before the nee strain) end is it again and they have withdrawn the card service. All funds held are being returned to card holders. Most of which we will never see again
3613	[10/12/2021, 18:47:54] Gail: Oh no!!! Do they expect the cardholders to repay for cancellations? What a mess!! I am so sorry. 🙄
3614	[10/12/2021, 19:29:20] Darren de Rodez.: They dont expect, they simply dont care
3615	[10/12/2021, 20:32:20] Gail: Some good news... I think I have found alternative accommodation for the Xmas guests from California.
3616	[10/12/2021, 20:35:15] Darren de Rodez.: Okey ., cool..ltyll take more than that to lift my spirits.... but Im glad. i have some bad news. The guests before are going o have to go



3617	[10/12/2021, 20:44:07] Gail: Oh dear..
3618	[10/12/2021, 20:57:06] Darren de Rodez.: Yip. Gonna need it
3619	[10/12/2021, 21:34:55] Gail: So, can i assume that it's a no on the new payment proposal for Keith? We need to give them an answer 🙄
3620	[11/12/2021, 11:39:55] Gail: Good morning young man!
3621	[11/12/2021, 11:44:51] Gail: As i mentioned yesterday, i have managed to relocate the one group. The rate at the 'new premises' is R 7 000 per night - the best i could find for those dates. Please confirm that i can go ahead and arrange. That would be 5 x 7 000 = R 35 000. Remember you will be paid out R 20 275.47 from Airbnb so your outlay would be R 14 724.53.
3622	[11/12/2021, 17:36:36] Gail: image omitted
3623	[11/12/2021, 17:37:23] Gail: We have had a Christmas day 🙄
3624	[11/12/2021, 17:41:45] Darren de Rodez.: Hola
3625	[11/12/2021, 18:18:52] Darren de Rodez.: R7k a night? Yikes. That's means writing off R35,000.
3626	[11/12/2021, 18:19:09] Darren de Rodez.: Sweet Jesus it's Christmas
3627	[11/12/2021, 18:20:34] Darren de Rodez.: image omitted
3628	[11/12/2021, 18:20:34] Darren de Rodez.: image omitted
3629	[11/12/2021, 18:20:35] Darren de Rodez.: image omitted
3630	[11/12/2021, 18:20:36] Darren de Rodez.: image omitted
3631	[11/12/2021, 18:57:10] Gail: Unfortunately, we lost the alternative option, not sure what to do now 🙄
3632	[11/12/2021, 19:17:44] Darren de Rodez.: I don't mean to sound horrible and I'm usually the first empath in the room but atm with the crash in the value of new bookings combined with the massive number of refunds and now a million rand up in smoke because of Yoco I have to say it's also arguably not my issue. I took over the house from the 1st of December. My preference was to cancel all guests and start afresh. I ended up agreeing to keep the majority in place. Also I have said since day one I would want any covering Christmas Day or NYE to be cancelled. That's not a few thing.
3633	I don't think we have a choice but to cancel the guest via Airbnb app. If I am flush with cash I'm the most generous person possible. But atm I have been raped from every angle and through every oraface.
3634	[11/12/2021, 19:26:15] Darren de Rodez.: Ps. If Bobby ever decides he wants a husband I'll volunteer. That curry is an orgasm on a plate
3635	[11/12/2021, 19:26:49] Gail: Still?
3636	[11/12/2021, 19:27:37] Gail: He is very happy to make you a pot at any time.
3637	[11/12/2021, 19:31:12] Gail: I get it, all I am doing is trying to help. Best then to ask Maureen to cancel the bookings.
3638	[11/12/2021, 19:59:55] Darren de Rodez.: Oh gosh. I'm 100% not having a go at you. I totally get youre trying to help. I just feel bad not being able to
3639	[11/12/2021, 20:06:09] Gail: ❤️
3640	[14/12/2021, 08:24:52] Gail: Good morning young man! Its been 24 hours since we last 'spoke'!! How are you doing?
3641	[14/12/2021, 10:08:37] Gail: <a href="https://www.702.co.za/articles/434570/uk-set-to-remove-south-africa-from-its-covid-19-red-list?fbclid=IwAR26wJgI3WJdd62wZf0ld0EM9Z891Zk0poUisuVfrDscpoAP--L1FQCpZI">https://www.702.co.za/articles/434570/uk-set-to-remove-south-africa-from-its-covid-19-red-list?fbclid=IwAR26wJgI3WJdd62wZf0ld0EM9Z891Zk0poUisuVfrDscpoAP--L1FQCpZI</a>
3642	[14/12/2021, 10:20:15] Darren de Rodez.: How am I doing for not having spoken to you or how am I doing in general ? 🙄
3643	[14/12/2021, 10:20:32] Gail: 😊😊😊 Both!!
3644	[14/12/2021, 10:21:37] Darren de Rodez.: The former; bereft and yet happy. 🙄🙄🙄. The latter: pooped 🙄🙄🙄🙄
3645	[14/12/2021, 10:21:52] Darren de Rodez.: Did you hear the news from Jen? ❤️❤️❤️❤️

3646	[14/12/2021, 10:22:26] Gail: Noooo, i havent really spoken with her...what news?
3647	[14/12/2021, 10:30:32] Darren de Rodez.: she thinks the wizard of oz can get me emergency residency 
3648	[14/12/2021, 10:41:53] Gail: Oh fantastic!!! Yay!!!
3649	[14/12/2021, 11:02:19] Darren de Rodez.: Is your super star housekeeper available today
3650	[14/12/2021, 11:04:00] Darren de Rodez.: Also. I've realised one of my problems in having too much to do is my housekeepers are more like maids. I need a housekeeper that follows me around
3651	[14/12/2021, 11:27:05] Gail: Not today, but maybe tomorrow?
3652	[14/12/2021, 11:35:16] Darren de Rodez.: to borrow her fpor the day or to find a super star personal housekeeper
3653	[14/12/2021, 11:37:30] Gail: Okay, lets see what we need, so i will send in my best and we can take it from there
3654	[14/12/2021, 15:01:22] Gail: Hello, I wanted to pop in to see you, but you were still in your boudior
3655	[14/12/2021, 15:01:59] Darren de Rodez.: No I was in my office. Same thing. Didn't manage to get downstairs until 1pm as constant calls
3656	[14/12/2021, 15:03:33] Gail: Cool, just checking to see if you are ok 🙏
3657	[14/12/2021, 15:06:35] Darren de Rodez.: Nope
3658	[14/12/2021, 15:13:11] Gail: How can i help?
3659	[14/12/2021, 15:18:09] Darren de Rodez.: Sack Jade and Tania 🙏
3660	[14/12/2021, 15:18:52] Gail: I must sack them or did you sack them?
3661	[14/12/2021, 15:19:08] Darren de Rodez.: I'm half joking. Half serous
3662	[14/12/2021, 15:20:05] Gail: I may have something for you.....a 3 month stay from Jan to Aprilish
3663	[14/12/2021, 15:20:23] Gail: Budget is R 180 000 per month, i was thinking of luxe?
3664	[14/12/2021, 15:21:07] Darren de Rodez.: Let me type on my abacus
3665	[14/12/2021, 15:21:39] Darren de Rodez.: What date in January
3666	[14/12/2021, 15:21:58] Darren de Rodez.: What about Hamptons
3667	
3668	[14/12/2021, 15:22:15] Gail: Not sure, just waiting on confirmation - Hamptons has bookings???
3669	[14/12/2021, 15:25:05] Darren de Rodez.: A few. But I'd prefer to start with a clean slate. This situation if half their bookings and half mine isnt sensible. Especially the more expensive furniture that goes in it. Yes dreary we put in two custom made cabanas for example
3670	[14/12/2021, 15:26:45] Gail: Ok, i will send it to them as an option, but I will need some glam pics to use. Are the ones on airbnb Mat's ones now?
3671	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3672	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3673	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3674	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3675	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3676	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3677	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3678	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3679	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3680	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3681	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3682	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3683	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3684	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3685	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted

3686	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3687	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3688	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3689	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3690	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3691	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3692	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3693	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3694	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3695	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3696	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3697	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3698	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3699	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3700	[14/12/2021, 15:43:49] Darren de Rodez.: image omitted
3701	[14/12/2021, 15:49:52] Darren de Rodez.: image omitted
3702	[14/12/2021, 15:49:52] Darren de Rodez.: image omitted
3703	[14/12/2021, 15:49:52] Darren de Rodez.: image omitted
3704	[14/12/2021, 15:49:52] Darren de Rodez.: image omitted
3705	[14/12/2021, 15:49:52] Darren de Rodez.: image omitted
3706	[14/12/2021, 15:49:52] Darren de Rodez.: image omitted
3707	[14/12/2021, 15:49:52] Darren de Rodez.: image omitted
3708	[14/12/2021, 15:49:52] Darren de Rodez.: image omitted
3709	[14/12/2021, 15:49:52] Darren de Rodez.: image omitted
3710	[14/12/2021, 15:49:52] Darren de Rodez.: image omitted
3711	[14/12/2021, 15:49:52] Darren de Rodez.: image omitted
3712	[14/12/2021, 15:49:52] Darren de Rodez.: image omitted
3713	[14/12/2021, 15:49:52] Darren de Rodez.: image omitted
3714	[14/12/2021, 15:50:17] Darren de Rodez.: We have our own. Still waiting for matthews
3715	[14/12/2021, 15:51:20] Darren de Rodez.: He was due to do some shits at dusk here but he's busy dying.
3716	But hope he's ok as we need Clifton and Hamptons and legend
3717	[14/12/2021, 17:39:14] Gail: HI there, please ask Maureen or Richard to do the cancellations at Hamptons or California - especially 24 -29 Dece
3718	[14/12/2021, 17:39:39] Darren de Rodez.: Okey dokey. Why's that
3719	[14/12/2021, 17:40:14] Gail: Because they still have the booking in play unless you want them to have it??
3720	[14/12/2021, 17:43:17] Darren de Rodez.: ah okey good point. i keep meaning to then get side tracked. two check ins today 🙄🙄🙄🙄
3721	[14/12/2021, 18:12:40] Gail: There are a lot of bookings in play, so it would be best to get onto that asap!
3722	[14/12/2021, 18:53:43] Darren de Rodez.: Indeed , there are many things i need to do and my application is in with g-d to create an eighth day in the week.. can you ask them pls
3723	[14/12/2021, 18:59:06] Darren de Rodez.: need to talk to you re that office room at Luxe pls mam
3724	[14/12/2021, 19:04:04] Gail: If you want that, you will need to make Keith happy as you did not even answer him at all. He is now waiting to see if you can make payment at all.

3725	[14/12/2021, 19:06:00] Darren de Rodez.: Correction. if he wants payments and favours he will need to make me happy. so far i have done everything and he has done nothing, still waiting for he wellem meeting for a start . or does he need another cy of the meting minutes
3726	[14/12/2021, 19:10:22] Gail: Nobody has been able to get hold of you, and he has tried to call you...Lets see how it plays out when payment is due
3727	[14/12/2021, 19:12:56] Darren de Rodez.: Which tried to call me
3728	[14/12/2021, 19:18:35] Gail: This I can't do... it must come from your camp. I don't want to deal with people that will shout at me and make me feel bad for ruining their holiday.
3729	[14/12/2021, 19:31:56] Darren de Rodez.: Fair enough. If someone sends me all their info on one message I'll do it myself
3730	[14/12/2021, 19:32:37] Gail: I already sent it all to Michael
3731	[14/12/2021, 19:33:09] Darren de Rodez.: Okey 😊
3732	[14/12/2021, 19:33:26] Darren de Rodez.: Who tried to call me btw
3733	[14/12/2021, 19:33:51] Gail: This is the other contact for the second stay that we lost alternative accommodation for.... 24-29 Dec
3734	[14/12/2021, 19:33:51] Gail: Brandon Johnson <johnson.blee@gmail.com >
3735	[14/12/2021, 19:33:52] Gail: Please let Brandon know that I was just trying to assist and our alternative option became unavailable.
3736	[14/12/2021, 19:33:53] Gail: image omitted
3737	[14/12/2021, 19:34:28] Gail: Apparently Wellem tried to message you??
3738	[14/12/2021, 20:07:31] Darren de Rodez.: That's not true
3739	[14/12/2021, 20:07:53] Darren de Rodez.: image omitted
3740	[14/12/2021, 20:07:53] Darren de Rodez.: image omitted
3741	[14/12/2021, 20:07:54] Darren de Rodez.: image omitted
3742	[14/12/2021, 20:07:54] Darren de Rodez.: image omitted
3743	[14/12/2021, 20:08:29] Darren de Rodez.: He was waiting for me to come to the house he claimed. I offered he come here. He sent a message.
3744	[14/12/2021, 20:10:41] Gail: Ok, well at least that is going in the right direction....
3745	[14/12/2021, 20:12:00] Gail: Maybe he was a little too busy with the last guests.... I am happy to bring him up to whatever you are tomorrow?
3746	[14/12/2021, 23:13:47] Darren de Rodez.: The message and apology was clearly written by keith
3747	[14/12/2021, 23:14:35] Darren de Rodez.: Brandon is the Christmas booking ?
3748	[15/12/2021, 08:47:33] Gail: audio omitted
3749	[16/12/2021, 04:48:00] Darren de Rodez.: video omitted
3750	[16/12/2021, 09:24:06] Gail: Morning Gail, booking. Com and Airbnb are hassling us about cancelled bookings, cancellation penalties etc. and We've lost our Superhost status. We would really like to close both accounts. Pls send us Darren's link to our property asap so we can contact all future bookings to avoid further confusion 🙏
3751	[16/12/2021, 12:03:39] Darren de Rodez.: sure send me the link. Sorry, in a normal world id be on top of this but i seem to have some very self obsessed, self indulgent and spoiled staff
3752	[16/12/2021, 12:07:36] Darren de Rodez.: Give me a super star housekeeper and super star PA and can rule da world an actually take a day off
3753	[16/12/2021, 12:07:59] Darren de Rodez.: No Grace today. she didnt say she wastn coming in and we have guests at legend
3754	[16/12/2021, 15:51:59] Gail: image omitted
3755	[16/12/2021, 15:52:03] Gail: ???
3756	[16/12/2021, 17:47:32] Darren de Rodez.: Quite.
3757	[16/12/2021, 21:39:50] Darren de Rodez.: video omitted
3758	[16/12/2021, 21:39:50] Darren de Rodez.: video omitted



3759	[16/12/2021, 21:39:50] Darren de Rodez.: image omitted
3760	[16/12/2021, 21:39:50] Darren de Rodez.: image omitted
3761	[16/12/2021, 21:39:50] Darren de Rodez.: video omitted
3762	[16/12/2021, 21:40:45] Darren de Rodez.: The kitchen fascias finally arrived. A rather sexy little number we had made.
3763	[16/12/2021, 21:42:29] Gail: Gorgeous 
3764	[16/12/2021, 21:51:33] Darren de Rodez.: The guest arrived and the tiling to one room was still being finished. (That's my fault s we had a gap so I booked for the bedroom with the four poster bed to replace the carpet with the black and white tiles as the carpets are really bad but was probably to optimistic with how long it would take)
3765	
3766	The guest wasn't happy but I told a porky and i said there was a leak. Hence new flooring. I ws winning her round and we had settled on comping her 20% of the stay. Then she went on a cleaning inspection wth her phone. Filing everything she even filmed micheel at the end when she was asking a question while leaving (ie asked question and as he was speaking filed him).
3767	
3768	There followed one of the most embarrassing 30 minutes ever as she dragged me round the property showing me cleaning issue after cleaning issue. I appreciate Keith has a soft spot for Wellem and of course doesn't want to lose his spy in the house. But whatever standard of cleaning Keith was hapy with is not the standard a paying guest will be happy with
3769	
3770	The cleanliness of the property just cost me R60k. Had I been allowed to do what ive asked to do half a dozen tims now and we had had a new housekeeper in that would not have happened and id be R60k better off
3771	
3772	NB: that's the second guest to refuse to check in due to cleaning issues
3773	
3774	What makes it worse is that in between these lets there has been no one staying there
3775	[16/12/2021, 21:54:32] Darren de Rodez.: How shayne got to her i don't know. i do know that the guest did not use those words. She voiced her dissatisfaction but said nothing about a scam. What i do know is that Shayne was only to happy to stir the pot. And then clearly ran off to her laptop to do her keyboard warrior thing and involve her little the little cabal
3776	[17/12/2021, 02:42:37] Darren de Rodez.: image omitted
3777	[17/12/2021, 03:03:45] Darren de Rodez.: image omitted
3778	[17/12/2021, 03:03:45] Darren de Rodez.: image omitted
3779	[17/12/2021, 03:03:46] Darren de Rodez.: image omitted
3780	[17/12/2021, 03:03:48] Darren de Rodez.: image omitted
3781	[17/12/2021, 03:03:48] Darren de Rodez.: image omitted
3782	[17/12/2021, 03:03:50] Darren de Rodez.: image omitted
3783	[17/12/2021, 03:03:51] Darren de Rodez.: image omitted
3784	[17/12/2021, 03:03:52] Darren de Rodez.: image omitted
3785	[17/12/2021, 03:03:53] Darren de Rodez.: image omitted
3786	[17/12/2021, 09:00:30] Gail: Morning Gail, booking. Com and Airbnb are hassling us about cancelled bookings, cancellation penalties etc. and We've lost our Superhost status. We would really like to close both accounts. Pls send us Darren's link to our property asap so we can contact all future bookings to avoid further confusion 
3787	[17/12/2021, 09:27:47] Darren de Rodez.: Send Darren's link ?
3788	[17/12/2021, 09:28:46] Gail: I am not sure either, maybe your listing on airbnb?
3789	[17/12/2021, 10:29:32] Gail: <a href="https://urldra.cloud.huawei.com/eTke71Y3BK">https://urldra.cloud.huawei.com/eTke71Y3BK</a>

3790	[17/12/2021, 10:29:42] Gail: Thought of you 🤔
3791	[17/12/2021, 10:50:44] Gail: I am looking at Luxe's airbnb.... please read the description. Its confusing, says 4 beds, then 6 beds, also mentions pool table... just thought to bring this to your attention 😊
3792	[17/12/2021, 11:01:59] Darren de Rodez.: Byatch. bck off. hes mine
3793	[17/12/2021, 11:02:33] Darren de Rodez.: and can you waive your magic wand and find me a super star housekeeper and a super star PA
3794	[17/12/2021, 11:07:06] Gail: Where are you staying at the moment?
3795	[17/12/2021, 11:07:23] Gail: Lets have a chat ..
3796	[17/12/2021, 11:07:58] Darren de Rodez.: The Clifton penthouse. But moving back now to legend
3797	[17/12/2021, 11:08:23] Gail: Okie dokie, let me know when you are settled and i will pop over
3798	[17/12/2021, 15:13:18] Darren de Rodez.: I'm back at Clooney mansions
3799	[17/12/2021, 15:29:51] Darren de Rodez.: Ps. Shayne called the building inspectors in tiday
3800	[17/12/2021, 15:35:08] Gail: Ok, I'll come through around 5
3801	[17/12/2021, 15:35:49] Gail: Hi Gail, would you or whoever is dealing with those 2 accounts get back to them, they keep sending us messages and i don't know what to reply. Also Thandi wants confirmation pls about the 5 days a week from Jan as she needs to let her current employers know. In case you not dealing with it any more pls let me know who is 🙏
3802	[17/12/2021, 15:38:10] Darren de Rodez.: Who is sending messages ?
3803	[17/12/2021, 15:47:36] Gail: audio omitted
3804	[17/12/2021, 16:00:28] Darren de Rodez.: I don't understand how we can close the profiles with existing bookings
3805	[17/12/2021, 16:00:39] Darren de Rodez.: Can she come here
3806	[17/12/2021, 16:02:26] Gail: please speak with her or Richard
3807	[17/12/2021, 16:15:16] Darren de Rodez.: I can say yes and the. Like my blown off course. Do you have the lady's number
3808	[17/12/2021, 16:28:56] Gail: audio omitted
3809	[17/12/2021, 17:05:23] Darren de Rodez.: audio omitted
3810	[17/12/2021, 17:07:13] Gail: audio omitted
3811	[17/12/2021, 17:07:47] Darren de Rodez.: audio omitted
3812	[17/12/2021, 19:53:14] Darren de Rodez.: image omitted
3813	[17/12/2021, 21:07:33] Gail: Thanks for a lovely meet. Jen and I are looking forward to our new venture with you.
3814	[17/12/2021, 21:08:10] Gail: Just a reminder to check on the Charl booking for Hamptons
3815	[17/12/2021, 21:41:26] Darren de Rodez.: My pleasure. Thank YOU. 🙏❤️
3816	[17/12/2021, 21:43:38] Darren de Rodez.: I don't see how it can be anything but a success. You are the two most competent people I've bet since being here. And the nicest
3817	[18/12/2021, 20:54:24] Gail: Hola, we have a possible for Clifton... 22 December to 1 January, 10 nights @ R 7000 per night totalling R 70 000 net
3818	[18/12/2021, 21:11:37] Darren de Rodez.: Hola hola. Thats very low for a period that covers Xmas and new year.,if thats all it would achieve it makes sense for me to stay there, which i actually need a serious think about. do you have anything on your books for me and then i can be more fluid with the properties
3819	[18/12/2021, 21:12:26] Darren de Rodez.: PS@ if the large family deal comes off thats Keith's rent in the bank 🙏🙏🙏🙏🙏
3820	[18/12/2021, 22:31:34] Gail: We are on it my friend ❤️
3821	[18/12/2021, 23:09:55] Darren de Rodez.: Hopefully a decent deposit. That many Indians in one house has potential for a currytastrophe
3822	[18/12/2021, 23:10:25] Gail: 🤔🤔

3823	[19/12/2021, 19:42:44] Darren de Rodez.: Hola. Can you re send me the number of that lawyer guy. I cant remeber how you said but need to run something by him urgentky as have a real problems with some fuckwhit American guest tat has then caused a more direct and more damaging potential problem
3824	[19/12/2021, 20:21:41] Gail: Hola!!!!
3825	[19/12/2021, 20:21:55] Gail: Will first this in the morning 🙏
3826	[19/12/2021, 20:23:24] Darren de Rodez.: Sorry ?
3827	[19/12/2021, 20:23:38] Darren de Rodez.: I found his info. How well do you know him
3828	[19/12/2021, 20:23:54] Darren de Rodez.: It's super urgent
3829	[19/12/2021, 20:24:13] Gail: Oosthuizen & Co Cape Town
3830	
3831	Buitensingel St, Cape Town City Centre, Cape Town, 8000
3832	0860 667 826 <a href="https://g.co/kgs/7Rjq4F">https://g.co/kgs/7Rjq4F</a>
3833	[19/12/2021, 20:24:52] Gail: I called him about you. He is expecting your call
3834	[19/12/2021, 20:25:07] Gail: Hia name is Johannes
3835	[19/12/2021, 20:25:50] Gail: He was my lawyer pre covid with The Owners Club
3836	[19/12/2021, 20:26:57] Darren de Rodez.: okey dokey. is he good?
3837	[19/12/2021, 20:27:29] Darren de Rodez.: have pout my foot in my mouth just to make things more complicated, like my life needs more complications
3838	[19/12/2021, 20:28:01] Darren de Rodez.: PS: I HAVE MOS SURREAL NEWS.. JUST HAD A LONG MEETING WITH RAGI AT THE STARK HOUSE
3839	[19/12/2021, 20:33:12] Gail: He is good, give him a call first thing in the morning. I'll pop past in the morning 🙏
3840	[19/12/2021, 20:34:02] Darren de Rodez.: Okey dokey. We have video bring shot tomorrow.
3841	[19/12/2021, 20:35:36] Darren de Rodez.: Can you do me a favour Abd op him over a brief intro message so he knows I'll be calling. If you can give him my number as I'll need to talk to him ASAP
3842	[19/12/2021, 20:36:34] Darren de Rodez.: Re the merging. I dint have the patience to wait to share my news
3843	Ragi wants me to take over all his properties 🙏🙏🙏🙏
3844	[19/12/2021, 20:37:35] Gail: Thats amazing!!!
3845	[19/12/2021, 20:38:14] Gail: Will do 🙏
3846	[19/12/2021, 20:38:45] Darren de Rodez.: SO IF YOU THINK YOU CAN LET THEM YOU CAN HAVE THEM TOO
3847	[19/12/2021, 20:39:12] Darren de Rodez.: THANK YOU. WOULD NOT ASK IF WAS NOT URGENT
3848	[19/12/2021, 20:39:25] Gail: I did already, but will call him again
3849	[19/12/2021, 20:42:02] Darren de Rodez.: 🙏🙏🙏🙏🙏
3850	[19/12/2021, 22:42:11] Darren de Rodez.: question for you. would you and jenny ever consider moving over from rawsons full tie?
3851	[20/12/2021, 08:02:49] Gail: Good morning. That's the plan
3852	[20/12/2021, 10:01:01] Darren de Rodez.: Good morning.
3853	[20/12/2021, 10:01:59] Darren de Rodez.: Okey. Well if the JV comes off that would I imagine he needed
3854	[20/12/2021, 10:02:12] Darren de Rodez.: Did you speak with lawyer boy
3855	[20/12/2021, 10:04:04] Gail: Call him, he knows a about you... Johannes Loubser, tell him Gail Broad referred you
3856	[20/12/2021, 10:11:59] Gail: I have 2 check ins today with light lunches to do too.
3857	[20/12/2021, 10:12:50] Darren de Rodez.: okey dokey
3858	[20/12/2021, 12:35:12] Darren de Rodez.: re hout bay, when do the guests check out pls
3859	[20/12/2021, 12:36:57] Gail: On the 24

3860	[20/12/2021, 13:16:11] Gail: My guests arriving later... in the meantime, can you please give us a list of you possibles
3861	[20/12/2021, 13:17:24] Darren de Rodez.: whats that,, it sounds rude
3862	[20/12/2021, 13:18:19] Gail: 😊😊😊
3863	[20/12/2021, 13:18:45] Gail: Just got another nice enquiry... 25 - 7
3864	[20/12/2021, 13:26:51] Darren de Rodez.: for The Legend of Llandudnooooooooooooooooooooooooooooooooooooo? or?
3865	[20/12/2021, 13:27:18] Gail: Not sure, waiting for budget
3866	[20/12/2021, 13:27:51] Gail: audio omitted
3867	[20/12/2021, 16:50:41] Gail: image omitted
3868	[20/12/2021, 21:19:11] Gail: Hello there, had a very hard long day... but did good. You available tomorrow morning?
3869	[20/12/2021, 21:19:27] Gail: image omitted
3870	[20/12/2021, 21:19:28] Gail: image omitted
3871	[20/12/2021, 21:19:28] Gail: image omitted
3872	[20/12/2021, 21:24:38] Darren de Rodez.: Oooooooooooooo ❤️
3873	[20/12/2021, 21:24:52] Darren de Rodez.: For you Madame of course
3874	[20/12/2021, 21:25:39] Gail: Awesome 🍀
3875	[21/12/2021, 08:16:19] Gail: Good morning! Are you up and about?
3876	[21/12/2021, 09:53:16] Darren de Rodez.: just... fell asleep at my desk at 6am ....
3877	[21/12/2021, 10:03:05] Darren de Rodez.: Hola, ca you please re send me the table with your prices on. I cant find where i saved it > 🙏
3878	[21/12/2021, 10:04:24] Gail: Hi there, I am also speaking with M, and Jenny and I will come to you around 2.00pm to sit and work this all out.
3879	[21/12/2021, 11:09:01] Darren de Rodez.: Whose M? Like in James Bond?
3880	[21/12/2021, 11:53:18] Darren de Rodez.: Hola.. Micheal mentioned about hamptons . Ive not totally gone inane. Yet. I know hamptons isnt worth anything like R28k. We have a client hot to book Hove so we are trying to push him to Hamptons. It was at R10k for December . if i can have the excel once finished then we have a price table to work fro for all properties 🤔🤔
3881	[21/12/2021, 12:00:05] Gail: Correct, hence why the meeting at 2.00pm
3882	[21/12/2021, 12:02:23] Darren de Rodez.: with my pretty table completed madam >
3883	[21/12/2021, 12:05:16] Gail: This is what i sent you in November, but this we will have to tweak once more when we are together.
3884	[21/12/2021, 12:06:18] Gail: La Collection Prestige. 2021-2022 Rates draft 19.11.2021.xlsx document omitted
3885	[21/12/2021, 12:06:53] Gail: 😊😊😊😊
3886	[21/12/2021, 12:26:58] Darren de Rodez.: audio omitted
3887	[21/12/2021, 12:52:33] Darren de Rodez.: audio omitted
3888	[21/12/2021, 19:45:12] Gail: Hola! Just found this one, again as a reference ..
3889	[21/12/2021, 19:45:19] Gail: <a href="https://www.airbnb.co.za/rooms/13158815?federated_search_id=6fbb87dd-7f39-4a1e-98cd-d049a892a6ba&amp;source_impression_id=p3_1640108593_scy8nmogqUnliVYE&amp;check_in=2021-12-22&amp;guests=1&amp;adults=1&amp;check_out=2021-12-26">https://www.airbnb.co.za/rooms/13158815?federated_search_id=6fbb87dd-7f39-4a1e-98cd-d049a892a6ba&amp;source_impression_id=p3_1640108593_scy8nmogqUnliVYE&amp;check_in=2021-12-22&amp;guests=1&amp;adults=1&amp;check_out=2021-12-26</a>
3890	[21/12/2021, 21:31:23] Gail: SUMMARY OF MEETING AT LLANDUDNO LEGEND RE SEASONAL RATES AND CALENDAR 21.docx document omitted
3891	[21/12/2021, 22:32:25] Gail: So what do you think?
3892	[21/12/2021, 22:33:26] Darren de Rodez.: Do you mean of the meeting ?
3893	[21/12/2021, 22:33:58] Gail: Yes, and my beautiful concise notes 🤗
3894	[21/12/2021, 22:34:29] Gail: Took me hours to do 🙏

3895	[21/12/2021, 22:40:39] Gail: I have sent this to you before, but just to refresh your memory, this is what a property managers duties are...
3896	[21/12/2021, 22:41:12] Gail: MANAGEMENT SERVICES.pdf document omitted
3897	[21/12/2021, 23:54:45] Gail: MANAGEMENT AGREEMENT 2021.docx document omitted
3898	[21/12/2021, 23:55:31] Gail: Have a look through this agreement as a draft for our agreement. This is only for management and we will need to amend with the booking side
3899	[22/12/2021, 00:05:31] Darren de Rodez.: audio omitted
3900	[22/12/2021, 11:03:56] Gail: Good morning me darling! I have asked Bobby to go an do a quick check on the state of the garden at Luxe
3901	[22/12/2021, 11:04:33] Darren de Rodez.: Coolio.
3902	[22/12/2021, 11:04:53] Darren de Rodez.: Monray went earlier. I'm Waiting in on his
3903	[22/12/2021, 11:04:57] Darren de Rodez.: Feedback
3904	[22/12/2021, 11:05:36] Gail: Lets see what comes back from each 😊
3905	[22/12/2021, 11:05:49] Gail: Did you manage to email that 'double' booking client?
3906	[22/12/2021, 11:42:13] Darren de Rodez.: Rent Roll. La Collection Prestige. 2021-2022 UPDATED PRICES (edited).xlsx document omitted
3907	[22/12/2021, 11:42:17] Darren de Rodez.: Voila mam
3908	[22/12/2021, 11:43:04] Darren de Rodez.: image omitted
3909	[22/12/2021, 11:43:06] Darren de Rodez.: image omitted
3910	[22/12/2021, 11:43:07] Darren de Rodez.: image omitted
3911	[22/12/2021, 11:43:08] Darren de Rodez.: image omitted
3912	[22/12/2021, 11:43:09] Darren de Rodez.: image omitted
3913	[22/12/2021, 11:43:10] Darren de Rodez.: image omitted
3914	[22/12/2021, 11:43:11] Darren de Rodez.: image omitted
3915	[22/12/2021, 11:43:12] Darren de Rodez.: image omitted
3916	[22/12/2021, 11:43:13] Darren de Rodez.: image omitted
3917	[22/12/2021, 11:43:14] Darren de Rodez.: image omitted
3918	[22/12/2021, 11:43:14] Darren de Rodez.: image omitted
3919	[22/12/2021, 11:43:15] Darren de Rodez.: image omitted
3920	[22/12/2021, 11:43:16] Darren de Rodez.: image omitted
3921	[22/12/2021, 11:43:17] Darren de Rodez.: image omitted
3922	[22/12/2021, 11:43:18] Darren de Rodez.: image omitted
3923	[22/12/2021, 11:43:19] Darren de Rodez.: image omitted
3924	[22/12/2021, 11:43:20] Darren de Rodez.: image omitted
3925	[22/12/2021, 11:43:33] Darren de Rodez.: image omitted
3926	[22/12/2021, 11:43:34] Darren de Rodez.: image omitted
3927	[22/12/2021, 11:43:36] Darren de Rodez.: image omitted
3928	[22/12/2021, 13:59:02] Gail: Hola, 27 - 7 at Luxe, i am assuming its open?
3929	[22/12/2021, 14:08:21] Darren de Rodez.: Just checking. We had two booking requests
3930	[22/12/2021, 14:36:35] Darren de Rodez.: ve asked wellem to come and he is here now. Just about to go see him
3931	[22/12/2021, 15:20:48] Gail: Hey, should you get a direct enquiry 27 - 6 front a Sebastián, that means he has bypassed me
3932	[22/12/2021, 15:45:35] Darren de Rodez.: Okey Smokey.
3933	[22/12/2021, 15:45:43] Darren de Rodez.: Any idea which country
3934	[22/12/2021, 15:47:13] Gail: Nope
3935	[22/12/2021, 15:48:35] Darren de Rodez.: audio omitted

3936	[22/12/2021, 16:14:08] Darren de Rodez.: audio omitted
3937	[22/12/2021, 16:25:46] Gail: Missed voice call
3938	[22/12/2021, 16:26:23] Darren de Rodez.: Will call back
3939	[23/12/2021, 07:49:12] Gail: Good morning 🌞
3940	[23/12/2021, 07:50:59] Gail: Re Luxe 27 - 6, the clients love it.
3941	[23/12/2021, 07:51:08] Darren de Rodez.: Morning. Need to chat re leirmans madam
3942	[23/12/2021, 07:51:22] Darren de Rodez.: They have seen it or just pics?
3943	[23/12/2021, 07:51:43] Gail: I sent the pics
3944	[23/12/2021, 07:52:01] Darren de Rodez.: Whst price have they been told is the new agreed prices ?
3945	[23/12/2021, 07:52:18] Gail: Yepp
3946	[23/12/2021, 07:55:30] Darren de Rodez.: Wonder bra 🌸🌸🌸🌸🌸
3947	[23/12/2021, 07:56:11] Darren de Rodez.: That's our first let with your kind self madam
3948	[23/12/2021, 07:56:44] Darren de Rodez.: How many hoomans
3949	[23/12/2021, 07:57:53] Gail: Its a family, so mommy, daddy and 3 kids i think
3950	[23/12/2021, 07:59:25] Darren de Rodez.: Perfect. When will we know 100%. That may make our conversation academic
3951	[23/12/2021, 08:00:49] Gail: Epic she is really keen shes gonna chat to her husband and i will come back with booking confirmation 🌟
3952	[23/12/2021, 08:01:35] Gail: That was the message received at 6.03 pm
3953	[23/12/2021, 08:02:15] Gail: So I would hope for confirmation soon
3954	[23/12/2021, 08:25:32] Darren de Rodez.: we should celebrate the consummation of our marriage 🌟🌟
3955	[23/12/2021, 08:48:20] Gail: Let's just get the confirmation first 🌟
3956	[23/12/2021, 10:03:52] Gail: image omitted
3957	[23/12/2021, 10:04:04] Gail: Isn't this gorgeous
3958	[23/12/2021, 10:17:04] Darren de Rodez.: are you oing the hamptons check out today bvtw?
3959	[23/12/2021, 10:50:22] Gail: Its tomorrow hunny bunny
3960	[23/12/2021, 10:50:47] Darren de Rodez.: Love it
3961	[23/12/2021, 10:50:53] Darren de Rodez.: i want one lol
3962	[23/12/2021, 10:51:00] Darren de Rodez.: oh yes,, DOH
3963	[23/12/2021, 10:52:06] Gail: Cost to client....R 6 000
3964	[23/12/2021, 10:54:32] Darren de Rodez.: Ouch. Hmmm.
3965	[23/12/2021, 10:54:37] Darren de Rodez.: How tall do they come
3966	[23/12/2021, 10:54:44] Gail: 2.2m
3967	[23/12/2021, 10:55:16] Gail: Delivered, installed and set up with baubles and lights - easy peasy!
3968	[23/12/2021, 10:55:27] Gail: From a place called Trendy Trees
3969	[23/12/2021, 11:04:53] Gail: image omitted
3970	[23/12/2021, 11:28:58] Darren de Rodez.: Yippee. Happy guest
3971	[23/12/2021, 13:19:10] Darren de Rodez.: can i have thje phone number and email address of the current guest in at Hamptons
3972	[23/12/2021, 13:19:41] Darren de Rodez.: also ned urgent chat re lairmans
3973	[23/12/2021, 13:33:29] Gail: I only have his number its on the screen shot
3974	[23/12/2021, 13:34:21] Gail: Missed voice call
3975	[23/12/2021, 13:34:48] Gail: I am trying to call you....I am on my way out to buy some check in stuff, so call me when you can
3976	[23/12/2021, 15:18:40] Gail: Missed voice call

3977	[23/12/2021, 15:24:53] Darren de Rodez.: audio omitted
3978	[23/12/2021, 15:25:04] Darren de Rodez.: You have a dirty laugh madam
3979	[23/12/2021, 16:11:21] Gail: audio omitted
3980	[23/12/2021, 16:31:28] Darren de Rodez.: Okey. But I've been asking since I moved in. They agreed before signing I could have that room. I've offered to sort it all and at my cost.
3981	So three months after moving in I will now lose R140,000 because they cannot keep to the agreement and he is stubborn as a mule
3982	[23/12/2021, 17:44:38] Gail: Hi Gail ,
3983	The building at a Liermans is insanely selfish . I've just been there , they are literally bashing out a wall and there is constant thudding banging and angle cutters screeching . The foreman says he is building as long as he has work and doesn't give a hoot .
3984	The neighbors are calling the police now as it's after 5 .
3985	Please can you speak to the owner and tell him to cease work at least until after new year .
3986	The guests are German so tomorrow is their big celebration and she is in tears . The foreman told us they are working tomorrow .
3987	[23/12/2021, 17:44:55] Gail: What wall are you bashing out???? 🤔
3988	[23/12/2021, 17:55:11] Darren de Rodez.: im not., i told them to hold off and focus on the house in general
3989	[23/12/2021, 17:56:36] Darren de Rodez.: they were knocking out cupboards to finish the tiling
3990	[23/12/2021, 17:57:48] Darren de Rodez.: the cupboards in the bedroom with the twin beds
3991	[23/12/2021, 17:57:57] Darren de Rodez.: she threatened to all the cops
3992	[23/12/2021, 17:58:21] Darren de Rodez.: mike said they will be done in 10 mins max
3993	[23/12/2021, 18:31:30] Gail: Missed voice call
3994	[23/12/2021, 18:32:17] Gail: audio omitted
3995	[23/12/2021, 18:42:14] Darren de Rodez.: wtf is going on.. calling russel now.. sick of this house
3996	[23/12/2021, 19:02:33] Darren de Rodez.: image omitted
3997	[23/12/2021, 19:02:34] Darren de Rodez.: image omitted
3998	[23/12/2021, 19:02:35] Darren de Rodez.: image omitted
3999	[23/12/2021, 19:02:35] Darren de Rodez.: image omitted
4000	[24/12/2021, 16:24:53] Gail: Hey! Are you in there? Please take care of Keith's things, that's all he is really concerned about - thanks ❤️
4001	[24/12/2021, 16:28:59] Darren de Rodez.: Hi. The team got there. 10 mins after the guests arrived. So the cleaning the build clear up the plastering started after the check in. And will take several hours. Let's hope they are not the third set of guests to walk out
4002	[24/12/2021, 16:30:57] Gail: 🙏
4003	[24/12/2021, 16:39:54] Darren de Rodez.: I have not slept in two days. So I'm not in the mood to do any PR schmoozing. But I'd suggest someone does.
4004	
4005	What happened yesterday was a complete fuck up. Stupid. And embarrassing. But it was an accident. What Keith did today was disgusting. I never want to discuss Leirmans with you again. The blood ties make you blind to the fact Keith is a nasty self-obsessed Twat. He is toxic to our relationship. Which I value as much as I do Leirmans himself. He evicted me and used the return to the property as a tool to extort early payment. I was five minutes away from transferring R100k to the lawyers to tear him apart. He's a bully. And I may be a prancing little fairy but it takes someone bigger and braver to bully me. He pulls a stunt like that again and I'll find a use for one of my next excavations 🤔👊
4006	[24/12/2021, 17:16:21] Darren de Rodez.: You deleted this message.
4007	[24/12/2021, 18:32:19] Darren de Rodez.: <a href="https://photos.app.goo.gl/CoSxHkGiQ4RG7nj58">https://photos.app.goo.gl/CoSxHkGiQ4RG7nj58</a>
4008	[24/12/2021, 19:49:08] Gail: image omitted

4009	[24/12/2021, 19:49:41] Gail: Me and my beautiful daughter. Merry Christmas my friend ❤️ ❤️
4010	[24/12/2021, 20:27:53] Gail: image omitted
4011	[24/12/2021, 22:32:58] Darren de Rodez.: You aint wrong there ..You got it happening in dem genes ❤️❤️❤️❤️❤️
4012	[24/12/2021, 22:33:55] Darren de Rodez.: Merry Christmas,, and may 2022 be everything 2021 was not and may it be nothing like everything it was 🤖🤖🤖
4013	[24/12/2021, 23:03:27] Darren de Rodez.: Sorry. Micheal is having a melt down and his brain goes into reverse. Trying to sort out the double booking
4014	[24/12/2021, 23:04:33] Gail: I would love to have you here. Can you come over??
4015	[24/12/2021, 23:06:52] Darren de Rodez.: wed love to but sorting ut the mess of bookings for xmas 🤖🤖🤖
4016	[24/12/2021, 23:06:58] Gail: Missed voice call
4017	[24/12/2021, 23:13:48] Gail: I am coming to fetch you, fuck it, life is too short!!
4018	[24/12/2021, 23:18:39] Darren de Rodez.: Mam. We have the double booking to sort. One of the two is outside California as we speak. I can't wait to not do the diary.
4019	[24/12/2021, 23:22:20] Gail: audio omitted
4020	[24/12/2021, 23:23:32] Darren de Rodez.: Omg. This driver is thick !!!!
4021	[24/12/2021, 23:24:06] Gail: I have just given him the keys
4022	[24/12/2021, 23:25:11] Gail: I know you got shit going on, but please come over.
4023	[24/12/2021, 23:25:29] Gail: Its Christmas ffs!!
4024	[24/12/2021, 23:28:08] Darren de Rodez.: It's my punishment for operating my super clever post it note system
4025	[24/12/2021, 23:30:11] Gail: video omitted
4026	[25/12/2021, 02:49:15] Gail: Hola, just going to bed. You OK?
4027	[25/12/2021, 03:01:31] Darren de Rodez.: I'm having a sloppy chip sandwich with the pooches curled up on my knee, invoices in my lap and left testicle hanging out of my shorts 😊
4028	[26/12/2021, 18:50:48] Gail: Missed voice call
4029	[26/12/2021, 19:12:23] Gail: Missed voice call
4030	[26/12/2021, 23:05:16] Darren de Rodez.: <a href="https://photos.app.goo.gl/CoSxHkGiQ4RG7nj58">https://photos.app.goo.gl/CoSxHkGiQ4RG7nj58</a>
4031	[27/12/2021, 11:45:34] Darren de Rodez.: <a href="https://photos.app.goo.gl/krLQzwcUbVydPdYP9">https://photos.app.goo.gl/krLQzwcUbVydPdYP9</a>
4032	[27/12/2021, 11:45:41] Darren de Rodez.: 😊😊😊😊😊😊😊😊
4033	[27/12/2021, 15:25:26] Gail: Missed voice call
4034	[27/12/2021, 16:12:17] Darren de Rodez.: I need your assistance urgently
4035	
4036	Micheal has gone loopy. Serious paranoia
4037	
4038	Hes convinced someone is following him and tapping his hone
4039	
4040	We got a letter from the bank because the guest who checked in last week tried to get their mney back by pretending it was a scam
4041	
4042	Micheal was supposed to respond with pieces of informaiton to show it was not
4043	
4044	Despite my asing doxens of times he has not
4045	
4046	He is convinced someone I either trying to steal from me or following him.
4047	Ive spent half the morning arguing with him because he thinks the number on the internet for FNB is someoe taped s well



4048	
4049	When I finally got him to call he hung up because the person asked him his D number
4050	
4051	No hes trying to faff arund swapping sims nd doing god knows what
4052	
4053	Meanehile his account stopped today
4054	
4055	And nothing I say makes him see any sense
4056	
4057	It is taking all y strength not to put him through a wall
4058	
4059	
4060	No he's off looking for his laptop bag for some number written down on a piece of paper
4061	
4062	Total paranoia
4063	[27/12/2021, 16:13:25] Darren de Rodez.: I AM GOING TO KILL HIM.. HE HAS RUNG THE BANK 5 TIMES AND EVERY TIME THEY ASK A QUESTION LIKE ID NUMBER OR CARD NUMBER HE HANDS UP SAYING "WHY WOULD THEY WANT THAT "DETAIL
4064	[27/12/2021, 16:14:02] Darren de Rodez.: audio omitted
4065	[27/12/2021, 16:47:49] Darren de Rodez.: ASIDE FROM THE ABOVE, DOES BOBBY KNOW WHERE TO GET A POOL COVER THE SHAPE OF OR TO FIT THE LEIRMANS POOL
4066	[28/12/2021, 00:19:01] Darren de Rodez.: Clifton Calm Brochure.pdf document omitted
4067	[28/12/2021, 01:52:46] Darren de Rodez.: Constantia Castle Brochure.pdf document omitted
4068	[28/12/2021, 01:52:48] Darren de Rodez.: HH Brochure (Entire Property) 2021.pdf document omitted
4069	[28/12/2021, 01:52:49] Darren de Rodez.: Hout Bay Hampton Brochure (2021) (1).pdf document omitted
4070	[28/12/2021, 01:52:51] Darren de Rodez.: La Collection Brochure.pdf document omitted
4071	[28/12/2021, 01:53:03] Darren de Rodez.: Llandudno Legend Brochure (25.12.21).pdf document omitted
4072	[28/12/2021, 01:53:04] Darren de Rodez.: <a href="https://photos.app.goo.gl/CoSxHkGiQ4RG7nj58">https://photos.app.goo.gl/CoSxHkGiQ4RG7nj58</a>
4073	[28/12/2021, 01:53:04] Darren de Rodez.: <a href="https://photos.app.goo.gl/9xqRHj7DEsBeitt87">https://photos.app.goo.gl/9xqRHj7DEsBeitt87</a>
4074	[28/12/2021, 01:53:04] Darren de Rodez.: <a href="https://photos.app.goo.gl/WXvwmTop9tHm53VY6">https://photos.app.goo.gl/WXvwmTop9tHm53VY6</a>
4075	[28/12/2021, 01:53:04] Darren de Rodez.: <a href="https://photos.app.goo.gl/XB61TrHiethhDKLw6">https://photos.app.goo.gl/XB61TrHiethhDKLw6</a>
4076	[28/12/2021, 01:53:04] Darren de Rodez.: <a href="https://photos.app.goo.gl/6AKmSxEshgr2tiECA">https://photos.app.goo.gl/6AKmSxEshgr2tiECA</a>
4077	[28/12/2021, 01:53:04] Darren de Rodez.: <a href="https://photos.app.goo.gl/aG8EQ5wMWmcAW8Mq8">https://photos.app.goo.gl/aG8EQ5wMWmcAW8Mq8</a>
4078	[28/12/2021, 14:14:02] Gail: audio omitted
4079	[28/12/2021, 20:56:39] Gail: audio omitted
4080	[29/12/2021, 08:55:10] Darren de Rodez.: Helloooooo. I'm not sure if I'm still dreaming about Bobby's curry or sparkling pools but I could swear I can hear Bobby's voice in my head 🤔🤔🤔🤔
4081	[29/12/2021, 09:05:19] Gail: He is there
4082	[29/12/2021, 09:27:42] Darren de Rodez.: Ohhhh. So it wasn't a dream
4083	[29/12/2021, 10:04:37] Gail: Can we chat quickly before meeting??
4084	[29/12/2021, 10:11:43] Darren de Rodez.: sure thing.. but need 10 mins to clear couple of urgent things
4085	[29/12/2021, 14:41:05] Gail: Hola, did you get a booking. com booking in?
4086	[29/12/2021, 14:41:17] Gail: For Legend?
4087	[29/12/2021, 14:43:25] Darren de Rodez.: Yes. Was in the middle of sorting iu

4088	[29/12/2021, 14:46:23] Darren de Rodez.: What is their name
4089	[29/12/2021, 14:46:37] Darren de Rodez.: So far. Not one person has made a payment
4090	[29/12/2021, 15:00:33] Darren de Rodez.: the guy called. he was srmt away saying he has no booking
4091	[29/12/2021, 17:23:00] Darren de Rodez.: audio omitted
4092	[29/12/2021, 20:16:25] Gail: Missed voice call
4093	[29/12/2021, 20:17:29] Darren de Rodez.: just on the phone ,, will be off shortly, just realised Angelo has set all the new bookings profiles as at 1 night minimum rather than 5 to 7 🙄🙄🙄🙄🙄🙄🙄🙄🙄🙄🙄🙄🙄🙄🙄🙄
4094	[29/12/2021, 20:20:35] Gail: audio omitted
4095	[29/12/2021, 20:23:27] Gail: Please please please, close all your profiles immediately and then we can relist as individual whole houses with available dates only. It will make your life so much easier. Let Jenny do her magic and all your problems will go away. 🙏🙏🙏🙏🙏🙏🙏🙏
4096	[29/12/2021, 20:29:03] Gail: audio omitted
4097	[29/12/2021, 21:08:17] Gail: Just for your info, I have started a group with the staff and this was my opening statement to them...I have not added you for the reason of not wanting to burden you with housekeeping issues - but if you want to be part of it, then, of course I will.
4098	[29/12/2021, 21:08:46] Gail: image omitted
4099	[29/12/2021, 21:14:07] Darren de Rodez.: Oh hell no my lady.. Today = 433 WhatsApp messages . 142 airbnb messages. 309 calls of which 64 answered. 200+ mails.. Not to mention at least 30 occasions an employee comes to the bedroom to ask a question or make a request .....
4100	[29/12/2021, 21:15:03] Darren de Rodez.: 🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌🙌
4101	[29/12/2021, 21:15:16] Gail: Well... do you like the group name and my "inspirational splurb"?
4102	[29/12/2021, 21:15:26] Darren de Rodez.: 1000000000000000% agree and perfectly worded my lady
4103	[29/12/2021, 21:16:00] Darren de Rodez.: lol.. i dint notice the name buy bravo my lady
4104	[29/12/2021, 21:16:29] Gail: Aw shucks, thank you 😊
4105	[29/12/2021, 21:17:56] Gail: Can i go ahead with the plan as per my voice message? 2 extra ladies at Legend, Suvon at Luxe and Thandi at Hamptons?
4106	[29/12/2021, 21:18:53] Gail: They now have their pre check, cleaning check forms to sign etc., so i will be monitoring all that on a daily basis.
4107	[29/12/2021, 21:26:36] Darren de Rodez.: i wanted to be in the meeting today and am very upset i wasn't,, but i wanted to make one point .. has anyone ever heard me use the word "profit" ? I cant tell you no one has,, ever .. i use works like "standards" or "incredible experience "or "five star offering" ,, I dont care what our p rfit is initially ...and there is no request someone will make that they will get a "no"to if it enhances the guest experience .. all i care about s ensuring the guests genuinely have the most amazing experience . i want to be proud of my business and never embarrassed by it, the name and reputation needs to best in the industry ,, agents need to know if they entrust their clients to us they will have an amazing time. whether that means picnic baskets or the best cleaners or the nest butler they have ever met. if yu find a siper star housekeeper but they are 400 a day,, i dont care, pleas hire them.. the best private yoga teacher since yoda,, then please hire them ,, whatever it takes or costs to be the best
4108	[29/12/2021, 21:29:05] Darren de Rodez.: image omitted
4109	[29/12/2021, 21:29:14] Gail: That is my intention kind Sir - I now have their attention - let me do my magic and i am confident that we will have just that. It is in the middle of a very confusing time, but with my constant guidance, we can do it and best of all, they will want to do it.
4110	[29/12/2021, 21:31:50] Gail: What is this??
4111	[29/12/2021, 21:33:24] Darren de Rodez.: thats the new design for the multi purpose bespoke day bed come bed ,, all hand made. our own design. and a proper hotel quialty mattress
4112	[29/12/2021, 21:33:59] Darren de Rodez.: i have 10 being made

4113	[29/12/2021, 21:34:43] Gail: Why 10? Rather buy whats needed then when we get the moola, we can get more, no?
4114	[29/12/2021, 21:37:59] Gail: Love the idea though - very chic bohemianish
4115	[29/12/2021, 21:47:01] Darren de Rodez.: 10 = 5 x 2 three quarter beds. As when they are put together they = a super kingszie bed and when separate a near double bed. when separate they are the same dimensions as a 3 seater sofa. when in an L shape the same as an L shape sofa. (we have bolsters being made that turn each into a sofa
4116	[29/12/2021, 21:47:47] Gail: Ah, very clever! Cool and we can use them where ever needed
4117	[29/12/2021, 21:48:17] Gail: So, would we still need to buy 'normal' beds ?
4118	[29/12/2021, 21:48:17] Darren de Rodez.: 6 are for Legend as that creates 3 x super king beds or 6 three wuarter beds which allows us to have the studio as bedroom 8, the yoga room as bedroom 9, the uest apartment as bedroom 10 and 11
4119	[29/12/2021, 21:48:38] Darren de Rodez.: and 4 for Luxe so the new rooms can eb bedrooms or loughs
4120	[29/12/2021, 21:48:45] Gail: Brilliant!!!
4121	[29/12/2021, 21:49:06] Darren de Rodez.: indeedy as those are for rooms that will only ever be bedrooms
4122	[29/12/2021, 21:49:21] Gail: Speaking of Luxe....again, should we cover the electricity and water bill?
4123	[29/12/2021, 21:49:38] Gail: Got it!
4124	[29/12/2021, 21:53:03] Darren de Rodez.: they have been in the planing for a long time now and paid well before the new covid bollocks stated .. as were all the plants and the cabanas and everything else. if id known covid was gonna sucker punch us i would never had bought all that stuff..
4125	[29/12/2021, 23:19:29] Darren de Rodez.: image omitted
4126	[29/12/2021, 23:19:29] Darren de Rodez.: image omitted
4127	[29/12/2021, 23:19:29] Darren de Rodez.: image omitted
4128	[30/12/2021, 02:15:51] Darren de Rodez.: image omitted
4129	[30/12/2021, 02:15:51] Darren de Rodez.: image omitted
4130	[30/12/2021, 02:16:42] Darren de Rodez.: I spoke manager at Bokings.com now but wht the contractual position is with the guest who booked legend but didn't check in
4131	
4132	He said legally we have to wait until midnight and then registered through the system as a now show
4133	
4134	Then depending on the cancelation policy we offer on that stay dictates where the guest has to pay for the full stay or get a full credit or soemwhere in between
4135	
4136	They checked ours and we have free cancelation up to the day prior to and full fee thereafter
4137	
4138	As such he said we are entitled to the full fee and that f the system agrees it opens up the guest credit card to view and transact
4139	
4140	So I just jumped through all the hoops as instructed and it opened up while on the phone to te manager. So he said now we must transact the card as it ticked all the boxes to qualify
4141	
4142	The value of the stay was R280k. So thats the sum to be transacted which was already allocated to the leirmans rent. If you transact it would it be in your account in time to pay Keith with it?
4143	[30/12/2021, 12:41:29] Gail: audio omitted
4144	[30/12/2021, 13:48:09] Darren de Rodez.: audio omitted
4145	[30/12/2021, 14:05:23] Gail: audio omitted

4146	[30/12/2021, 14:05:49] Darren de Rodez.: they just confirmed that they land circa 9pm
4147	[30/12/2021, 16:42:18] Darren de Rodez.: If they sell adapter. We need loads
4148	[30/12/2021, 16:42:35] Darren de Rodez.: image omitted
4149	[30/12/2021, 20:42:31] Gail: audio omitted
4150	[30/12/2021, 21:33:30] Gail: Any word?
4151	[30/12/2021, 21:36:47] Darren de Rodez.: Nothing.. Just sendig Jen the contract and the cnvo. if she doesnt show up . i really hope she doesnt try to manipulate the card company ....but im sure shell try.. she was so brazen basically saying shell commit fraud to get the amount reversed
4152	[31/12/2021, 10:28:37] Gail: Good morning! Please please please pay the electricity bill for Luxe 🙏 Or even better, if you can, pay the damn everything today (as discussed yesterday) 🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏🙏
4153	[31/12/2021, 12:12:15] Darren de Rodez.: audio omitted
4154	[31/12/2021, 12:12:30] Darren de Rodez.: audio omitted
4155	[31/12/2021, 12:15:39] Gail: audio omitted
4156	[31/12/2021, 12:19:21] Darren de Rodez.: audio omitted
4157	[31/12/2021, 12:39:23] Gail: audio omitted
4158	[31/12/2021, 15:55:17] Gail: Hiya, did you manage to make the payment?
4159	[01/01/2022, 12:22:36] Darren de Rodez.: Just doing it now. i did it earlier and bank rejected t as its a new payee and was over 10k GBP so had to cal bank in the UK and get pre clearance and if doesnt work the lady said to try two payments so am doing it now an will send POP
4160	[02/01/2022, 09:55:24] Darren de Rodez.: image omitted
4161	[02/01/2022, 09:57:21] Darren de Rodez.: image omitted
4162	[02/01/2022, 19:55:49] Gail: Missed voice call
4163	[02/01/2022, 20:19:01] Gail: Hey i left my pods in your bag, please keepf for me 😊
4164	[02/01/2022, 21:16:12] Darren de Rodez.: they are secure i the vaults
4165	[02/01/2022, 22:11:28] Gail: 🙏
4166	[03/01/2022, 06:58:17] Gail: Morning, have arrangements been made to carefully rehome Keith's things?
4167	[03/01/2022, 06:59:57] Darren de Rodez.: Yes. Professional storage. Just need the green light
4168	[03/01/2022, 07:00:29] Gail: Also, we legally can't disturb Wellem's room while he is 'sick", just by the way... dont need any more hassle so early in the year
4169	[03/01/2022, 07:01:01] Darren de Rodez.: I didn't mean for tiday. I wouldn't go in without him there or being ok wuth it
4170	[03/01/2022, 07:02:00] Gail: Just to avoid any "misunderstandings" 🙄
4171	[03/01/2022, 07:02:44] Gail: I have sent Suvon there today
4172	[03/01/2022, 08:50:59] Darren de Rodez.: You deleted this message.
4173	[03/01/2022, 08:51:55] Darren de Rodez.: image omitted
4174	[03/01/2022, 08:53:38] Gail: Where is this?
4175	[03/01/2022, 08:59:00] Darren de Rodez.: It WAS the studio kitchen at legend
4176	[03/01/2022, 16:03:37] Gail: I have your moola!! 😊 😊
4177	[03/01/2022, 16:03:58] Darren de Rodez.: show me the moneeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeeey
4178	[03/01/2022, 16:04:42] Darren de Rodez.: pls remind bobby to send qhis quotes
4179	[03/01/2022, 16:35:59] Gail: audio omitted
4180	[03/01/2022, 16:37:32] Gail: audio omitted
4181	[03/01/2022, 16:39:17] Darren de Rodez.: Everything is here Ultra liquors Greenpoint
4182	[03/01/2022, 16:39:40] Darren de Rodez.: audio omitted

4183	[03/01/2022, 17:06:54] Darren de Rodez.: Jennifer just called. They went to Ultra liquor and they have sold out of both types of Ruinart ... Have you been plundering Cape town's supply of Ruinart 🍷,, do you have a second favourite. I know its personal taste but i love Perrier Jouet, Le Chemin du Roi, Laurent Perrier, Krug, DP, Cristal .. and there are some awesome SA champagnes.. (you're just not allowed to ca the champagne)
4184	[03/01/2022, 17:06:54] Darren de Rodez.: Then perrier
4185	[06/01/2022, 17:04:53] Darren de Rodez.: audio omitted
4186	[06/01/2022, 17:15:47] Darren de Rodez.: pls reeber - quote from bobby and rices re jacuzzis
4187	[06/01/2022, 17:18:02] Gail: audio omitted
4188	[06/01/2022, 17:20:20] Darren de Rodez.: That's coolio. No rush 🙏
4189	[06/01/2022, 17:20:37] Gail: 🙏
4190	[07/01/2022, 09:08:03] Gail: Morning morning
4191	[07/01/2022, 18:33:00] Gail: You available for a quick chat?
4192	[07/01/2022, 18:33:22] Gail: Missed voice call
4193	[07/01/2022, 18:43:12] Darren de Rodez.: yas queen.
4194	[07/01/2022, 18:43:33] Gail: Missed voice call
4195	[07/01/2022, 18:43:45] Gail: Missed voice call
4196	[08/01/2022, 14:11:59] Darren de Rodez.: audio omitted
4197	[08/01/2022, 14:14:33] Gail: audio omitted
4198	[08/01/2022, 14:16:03] Gail: audio omitted
4199	[08/01/2022, 14:36:20] Darren de Rodez.: audio omitted
4200	[08/01/2022, 15:48:15] Gail: audio omitted
4201	[08/01/2022, 15:51:54] Gail: audio omitted
4202	[08/01/2022, 15:52:25] Gail: audio omitted
4203	[10/01/2022, 12:51:47] Darren de Rodez.: can you guys help before i literally kill micheel with this conspiracy theory bullshit. we cannot get hold of this john volmink of FNB fraud team before he hands over our money. never answers the phone, never calls back. need to track down number of whoever is above him
4204	[11/01/2022, 01:42:57] Darren de Rodez.: Hola hola... Hows Bobby doing mam?
4205	[12/01/2022, 11:08:49] Gail: Hola, i am here, do you want to have a quick chat?
4206	[12/01/2022, 11:14:57] Darren de Rodez.: Hola. Shall come down
4207	[12/01/2022, 11:48:46] Darren de Rodez.: Contact card omitted
4208	[12/01/2022, 17:20:24] Gail: image omitted
4209	[12/01/2022, 17:29:25] Darren de Rodez.: Oooo. Yes please.
4210	[12/01/2022, 17:29:43] Darren de Rodez.: Just sorting Airbnb urgent call and clearing up more shit
4211	[13/01/2022, 21:34:54] Gail: Hey hon, just sorting out the staff for tomorrow...I dont have any need for Gift tomorrow, but its seems that you ask for him at Legend. Do you need him for tomorrow? I am doing the payroll rooster at the moment.
4212	[13/01/2022, 21:40:27] Darren de Rodez.: I always ask for gift to come to legend every day as he's a handyman/labourer and he's been helping clem now for two months. Not sure where the idea came from he's a housekeeper. Although its a good idea for sure ss he seems thorough and Devi smiley and I have no issue him being pinched from legend ti help out housekeepers.
4213	[13/01/2022, 21:42:01] Gail: He is actually a little gem - he has great housekeeping skills as in ironing - that boy is a machine with that! Okie dokie, so i will send him to Legend tomorrow.
4214	[13/01/2022, 21:57:18] Darren de Rodez.: coolio,, he can come here daily until we have no more need and any days hes needed at a house for housekeeping just let me know in advance so if anything the next ay is a two man jo ill ask clem to being someone else. That said we need a final push here so it goes from being a project to a finished home

4215	[13/01/2022, 21:57:45] Darren de Rodez.: question, is there any reason ollie would need to go to Clifton today
4216	[13/01/2022, 22:04:19] Gail: Not at all, i had that covered with Loyce
4217	[13/01/2022, 22:06:08] Gail: My upholster cleaner was there, sorted the couch, i fetched and took Loyce there, bought her cleaning stuff, took the linen to be washed, she worked until 5.30pm and we have a perfect apartment, bar some bath mats on the wash line. 🙏
4218	[13/01/2022, 22:18:08] Gail: Sorry to bother, but who have you got on a set monthly rate? The reason why we do weekly payments is because we pay for what has been worked. i.e pay as you work. There are one or two that have a set salary which was obviously agreed prior to my arrival. Can you kindly clarify
4219	[13/01/2022, 22:20:57] Darren de Rodez.: strange, his uber terminated there
4220	[13/01/2022, 22:21:22] Darren de Rodez.: 🙏❤❤❤❤ we wil need to get the owners stuff backmthere
4221	[13/01/2022, 22:21:56] Darren de Rodez.: to my knowledge monray and grace are monthly
4222	[13/01/2022, 22:22:01] Darren de Rodez.: and mercy
4223	[13/01/2022, 22:23:01] Gail: Yet, we have paid them weekly which may be a good thing i.e no show, no pay
4224	[13/01/2022, 22:24:00] Gail: Monray seems to be okay to be paid as he works working out his rate of R 416 per day based on R 10 000 per month (thats what he said)
4225	[13/01/2022, 22:27:56] Gail: Screenshot (215).png document omitted
4226	[13/01/2022, 22:28:34] Gail: Bit concerned that its too high, but we did get a lot of things done. Your thoughts??
4227	[13/01/2022, 22:30:42] Gail: As you can see Monray and his assistant got a major whack this week...so just checking with you that its okay? But i would think it had a lot to do with the Cubana?
4228	[13/01/2022, 23:48:23] Darren de Rodez.: I'm relaxed whether they are weekly or monthly. People seem to prefer weekly. So I shan't interfere 🙏
4229	[13/01/2022, 23:53:05] Darren de Rodez.: I was about to waive this through and then looked. Npe , absolutely unworkable,. people that were on monthly that have been transferred to weekly (without reference to me) have just been given a pay increase, 20k for one week implies R1 million a year. based on that table the none management staff are costing us the same as the rent on a luxury villa.
4230	[14/01/2022, 00:06:59] Gail: Hence why i said what i said...we need to clarify this with staff and also bring down the charges. Once we are 'in the groove' this bill should decrease a little. But look to see where the big amounts are...Clement for example is due his wage as he works tirelessly, as does Grace. If you work it out re Grace, she is on R 8 500 per month, but with the weekly payroll, she will earn slightly less. So, we need to set the precedence of how this will work. As discussed, when there are no guests, each property should only have 1 housekeeper, hence why i have concerns having 2 or 3 people at Legend - what for? Mercy at Hove should handle 3 guests easily, Luxe is good with one, Clifton is only when needed, Hamptons the same. We need to look at the 'outsiders' i.e Monray's, assistant (?), Brenny, Loyce, Suvon and Gift. These people should only be required when there are guests and extra service is required.
4231	[14/01/2022, 00:10:55] Darren de Rodez.: I agree. But Clem Abd gift are not here to be housekeepers. And that needs to be discussed. They are here to work in the propert but grace js very quick to let them do some of her tasks. Atm our staff are very underworked
4232	[14/01/2022, 00:13:15] Gail: In saying all that, i really feel that I have set a 'protocol' with me telling each person where they are needed and monitoring their work etc. I understand that we need to establish systems and, in all fairness, this has not been established until now through a bit of a rush, panic season. But now, as we move forward, I intend to delegate as needed.

4233	[14/01/2022, 00:17:19] Gail: Okay, in you saying that, all i have to really worry about are the housekeepers and making sure that they do what they are there to do. So, if you look at the payroll, Clement, Gift, Monray (and assistant) are integral, so really not part of housekeeping wage cost. That should make the wage bill a little more acceptable for you, as you need the other people on a daily basis.
4234	[14/01/2022, 00:20:54] Darren de Rodez.: IF YOU CAN SEND ME THE EXCEL ID FIND IT EASIER TO RUN THROUGH, MY ISSUE IS LESS THE BILL ITSELF BUT WHAT WE GET FORE THE BILL, IF A VERY HIGH VALUE GUEST CHECKED INTO HIVE, LUXE, LEGEND I WOULD NOT FEEL CONFIDENT WE COULD DELIVER A WEEK OR TWO WEEKS AT THE STANDARD WE WANT LCP TO OPERATE AT. SO WHILST I ACCEPT A BIG FOCUS SHOULD BE ON GETTING THE CURRENT TEAM AS GOOD AS THEY CAN BE AND TOTALLY HAPPY WITH THE PROGRESS IN THAT REGARD AND THINK WE HAVE COME ON LEAPS AND BOUNDS THE EMPHASIS NEEDS TO BE ON THE X GENERATION HOUSEKEEPERS THAT WILL ALLOW US TO TAKE THINGS TO THE NEXT LEVEL
4235	[14/01/2022, 00:23:21] Gail: This is my mission, and i can already see that we are getting there, its all about supervision, training and appreciation.
4236	[14/01/2022, 00:24:37] Gail: Are you angry? why the caps? 🙄🙄
4237	[14/01/2022, 00:24:48] Darren de Rodez.: LOLLL..
4238	[14/01/2022, 00:24:52] Darren de Rodez.: no, i always do that
4239	[14/01/2022, 00:26:10] Darren de Rodez.: I agree to a degree. Mercy and clem are possibly X Gen, possibly but even then i dont think so . we will need to recruit X Gen
4240	[14/01/2022, 00:29:03] Gail: Yes we can, but i really think that the crew we have got can be 'shaped' into super X. Its all about supervision and direction. You have had these people for a long time now, and they are still there, so that they are loyal. Now its a matter of tweaking.
4241	[14/01/2022, 00:37:57] Darren de Rodez.: Gen X is also about personality, grasp of English, understandability, . to my mind Gen X is more an Annie / come concierge / come butler.
4242	[14/01/2022, 00:40:04] Gail: For sure, but right now, we can't afford that, so we will work with what we have got, make some moola, then get the 'big guns'
4243	[14/01/2022, 00:44:15] Darren de Rodez.: This is the one point on which we disagree. We can't afford not to. I can tell you now if a high value group check into legend tomorrow and we move off site the house will be cleaned, beds made etc. There will be no value added and no LCP stylee service
4244	[14/01/2022, 00:46:58] Gail: Not on my watch!! But lets see.. 🙄
4245	[14/01/2022, 00:49:19] Gail: Also, if any property is under construction in any way, and you are living in it, its is always going to be problematic. Hence why the time frame is important when accepting a booking under 24 hours
4246	[14/01/2022, 00:50:54] Gail: Right, I am done for the day, going to check in now with Villa Duvet - we will speak again tomorrow. 🙄🙄🙄
4247	[14/01/2022, 00:53:38] Darren de Rodez.: The aim needs to be to finish the construction. It's now dragging
4248	And whatever property I live in should be like a show gone every day in case there are viewings
4249	There are still a ton of boxes thst get shipped in and out with every move and it's completely illogical.
4250	[14/01/2022, 00:54:25] Darren de Rodez.: Actually. Give me a housekeeper for a day Abd I'll sort myself. Micheal is incapable of finishing a task
4251	[14/01/2022, 17:34:54] Gail: Any luck on the Clifton thingy??
4252	[17/01/2022, 22:33:10] Darren de Rodez.: Hola. Do we have any Wonderbra housekeepers free tomorrow? As its the video shoots beds need to be ceaseless and glass sparkling, 🙄🙄 Looking around no one (AND I AM REFERENCING OLLIE AND MICHEAL) HAS SPENT EVEN 5 MINUTES ON THE PROPERTY READY FOR TOMORROW 🙄
4253	[17/01/2022, 23:31:35] Gail: i can pull from Hove and Luxe tomorrow for extra hands
4254	[17/01/2022, 23:34:24] Darren de Rodez.: maybe just the morning, its all the fluffy stuff and the things a camera will pick uo (eg ceases in abed)

4255	[18/01/2022, 07:38:53] Gail: Hi there, we have found an alternative for Snorre (Luxe), how do you want to handle it??
4256	[18/01/2022, 11:46:09] Darren de Rodez.: AH, COOL. YOU MEAN HE WANTS TO TAKE LUXE? THATS COOL. SAVES A SHOT TON OF HASSLE AND EXPENSE
4257	[18/01/2022, 16:15:18] Gail: No, he has found somewhere else
4258	[18/01/2022, 16:18:18] Gail: Missed voice call
4259	[18/01/2022, 16:18:49] Gail: This message was deleted.
4260	[18/01/2022, 16:23:53] Gail: But this means that we can recoup by 'reselling' Luxe
4261	[18/01/2022, 16:40:31] Darren de Rodez.: Recoup where and when
4262	[20/01/2022, 09:49:23] Gail: I have a pressie for you! Bobby made the ultimate best lamb curry last night! I have saved you some for lunch today
4263	[20/01/2022, 09:51:42] Gail: <a href="https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/110840837">https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/110840837</a>
4264	[20/01/2022, 09:52:15] Gail: @ R 45 000 per month wanting a long lease with parking (a rarity in Clifton)
4265	[20/01/2022, 09:53:10] Darren de Rodez.: Ahha. Do you know them
4266	[20/01/2022, 09:53:38] Gail: I know the agent
4267	[20/01/2022, 09:53:50] Gail: But i can also find the owner
4268	[20/01/2022, 09:54:48] Darren de Rodez.: I'd prefer that. I'd prefer we find properties. You guys take them on. We offer through you only.
4269	[20/01/2022, 09:55:59] Gail: Have a look at this.....
4270	[20/01/2022, 09:56:05] Gail: <a href="https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/110544872">https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/110544872</a>
4271	[20/01/2022, 09:56:56] Darren de Rodez.: Is that a new advert
4272	[20/01/2022, 09:57:02] Gail: @ R 55 000 per month - sneaky bastard!
4273	[20/01/2022, 09:57:11] Darren de Rodez.: Cheeky fucker
4274	[20/01/2022, 09:57:23] Gail: Its listed on Property 24
4275	[20/01/2022, 09:57:37] Darren de Rodez.: I got it at 55k. He incensed the price just before signing to 70k!!!!
4276	[20/01/2022, 09:57:42] Darren de Rodez.: Bastardo
4277	[20/01/2022, 09:58:39] Gail: This is what we want....
4278	[20/01/2022, 09:58:45] Gail: <a href="https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/110430589">https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/110430589</a>
4279	[20/01/2022, 09:58:55] Gail: Your elusive bungalow!!
4280	[20/01/2022, 10:01:15] Gail: I think Jenny knows the owner of this one...
4281	[20/01/2022, 10:01:29] Gail: <a href="https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/109744927">https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/109744927</a>
4282	[20/01/2022, 10:02:29] Darren de Rodez.: Gimme gimme gimme.
4283	[20/01/2022, 10:02:41] Darren de Rodez.: Any bungalow in Clifton is a yes
4284	[20/01/2022, 10:02:44] Darren de Rodez.: Pleeeeeeeeeeadse
4285	[20/01/2022, 10:02:51] Darren de Rodez.: Also a yes yes
4286	[20/01/2022, 10:03:04] Gail: This one we definitely know....
4287	[20/01/2022, 10:03:19] Gail: <a href="https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/109539390">https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/109539390</a>
4288	[20/01/2022, 10:03:27] Gail: Its small but so very cute
4289	[20/01/2022, 10:05:39] Darren de Rodez.: Awwww. Love 😊
4290	[20/01/2022, 10:05:48] Darren de Rodez.: Direct beach access? 😊
4291	[20/01/2022, 10:06:32] Gail: Well if you jump over the wall. otherwise you go outside the gate walk a few steps and you are on the beach



4292	[20/01/2022, 10:07:49] Gail: See, its the same money as that greedy bastard from the apartment
4293	[20/01/2022, 10:08:11] Gail: Would you like for me to investigate this one?
4294	[20/01/2022, 10:09:00] Darren de Rodez.: Exactly
4295	[20/01/2022, 10:11:18] Gail: The ONLY drawback of a beach bungalow is the steps back up to the road. But, to be on the beach is the ultimate
4296	[20/01/2022, 10:11:57] Darren de Rodez.: Is this new or old advert
4297	[20/01/2022, 10:13:12] Darren de Rodez.: audio omitted
4298	[20/01/2022, 10:13:23] Gail: It says available from 1 December - so thats either last year (making it old) or for this year. I am going to send a message to see what they say
4299	[20/01/2022, 10:13:33] Darren de Rodez.: audio omitted
4300	[20/01/2022, 10:15:24] Gail: On another note, i have a guy on standby for today who can collect all the rubble and mess for R 600 per load. Can i send him?
4301	[20/01/2022, 10:19:30] Darren de Rodez.: Yes pls
4302	[20/01/2022, 10:20:16] Darren de Rodez.: audio omitted
4303	[20/01/2022, 10:20:21] Gail: Brilliant, I will oversee it with him. He will require cash payment, but this i will organise.
4304	[20/01/2022, 10:20:45] Darren de Rodez.: audio omitted
4305	[20/01/2022, 10:21:35] Gail: I cant hear this message clearly
4306	[20/01/2022, 10:22:43] Darren de Rodez.: audio omitted
4307	[20/01/2022, 10:23:05] Darren de Rodez.: audio omitted
4308	[20/01/2022, 10:30:10] Gail: audio omitted
4309	[20/01/2022, 22:14:56] Gail: How was dinner?
4310	[21/01/2022, 02:08:07] Darren de Rodez.: Twas delicious. They're lovely people. Snd was useful in understanding the position after three years
4311	[21/01/2022, 19:02:45] Gail: Hello gorgeous one!! So relieved that we managed to get our "logbook" in on time. Super stressful.
4312	[21/01/2022, 19:03:32] Gail: On another note, i had a brilliant housekeeping meeting/training today. You should see a major difference in the West Wing of Legend.
4313	[21/01/2022, 19:04:07] Gail: We used the 'office' this morning and it worked like a charm.
4314	[21/01/2022, 19:05:31] Gail: I think the staff really appreciate the effort made from 'our' side to train and streamline to make this a winning team.
4315	[21/01/2022, 19:07:14] Gail: On that note, i have attached the payroll for this week. It is a little down from last week. Please have a look and confirm, so that we can make the payments to our staff 🙏
4316	[21/01/2022, 19:08:44] Gail: Payroll WE 21.01.2022.pdf document omitted
4317	[23/01/2022, 13:11:56] Gail: Hello there, may i go and have a dip in the pool at Hamptons?
4318	[23/01/2022, 13:22:13] Darren de Rodez.: Of course madam
4319	[23/01/2022, 13:24:30] Darren de Rodez.: Would you like the hung Brazilian pool boy option or the 1960s Beverly Hills hotel vibe
4320	[23/01/2022, 13:57:34] Gail: I already have my very own pool boy 🤦
4321	[23/01/2022, 15:03:53] Darren de Rodez.: And a mighty fine and handsome one at that 🙏🙏🙏❤️
4322	[23/01/2022, 15:04:00] Darren de Rodez.: Do you have keys or need them
4323	[23/01/2022, 15:04:43] Gail: Thank you, been and gone already.... just too damn hot!
4324	[23/01/2022, 15:06:19] Gail: I see you are asking for the 'purple rain' room to happen. I am so excited 🤩
4325	[23/01/2022, 15:16:35] Darren de Rodez.: Lol. There is an indoor bit too ya know
4326	[23/01/2022, 15:16:51] Darren de Rodez.: I am the genie. You wish it and it shall be so
4327	[23/01/2022, 15:17:31] Gail: I want to help with this one... it can be our project 🤩
4328	[23/01/2022, 15:20:25] Gail: image omitted

4329	[23/01/2022, 16:22:01] Darren de Rodez.: For sure. Throw any ideas at me. Let's create something epic
4330	[23/01/2022, 16:22:13] Darren de Rodez.: Looool. 🤔🤔
4331	[23/01/2022, 16:23:32] Darren de Rodez.: image omitted
4332	[23/01/2022, 16:25:47] Gail: 😊😊
4333	[23/01/2022, 18:10:42] Darren de Rodez.: separated at birth 🙌👶❤
4334	[24/01/2022, 22:07:34] Darren de Rodez.: <a href="https://www.property24.com/to-rent/green-point/cape-town/western-cape/11017/110868312?utm_source=alert&amp;utm_medium=email&amp;utm_campaign=portalemailalerts">https://www.property24.com/to-rent/green-point/cape-town/western-cape/11017/110868312?utm_source=alert&amp;utm_medium=email&amp;utm_campaign=portalemailalerts</a>
4335	[24/01/2022, 22:08:26] Darren de Rodez.: THIS GOT LISTED TODAY. WITH 3-4 AGENTS SO CLEARLY THE OWNER ISNT LOYAL TO ANY F THEM.. FANCING PICKING IT UP AND I LET IT AND OWNER GETS FASTEST ET IN HISTORY LOL
4336	[25/01/2022, 15:44:35] Gail: Hello there, I have been just watching the messages on WA. I have seen an amazing enquiry come through which is the one for R 30 000 per room. Is there a reason why we cant offer Legend???
4337	[25/01/2022, 15:50:14] Gail: Also, we really need to narrow it down to who is controlling the airbnb and booking.com. Jenny is going out of her mind trying to get things in sync - We must have 1 house as a whole house, otherwise its going to be a nightmare to work with splits. As i said, rather list as a whole house, then we can offer floor by floor should we get an enquiry that requires its and we have availability in the house. This is so important otherwise the control will be a continuous problem. It is absolutely pointless to get onto nightbridge where we are listing as a whole house, and then work outside of nightbridge individually as units. Please listen to us with the experience that we have in doing this. Should it not work out, then we can relook at it
4338	[25/01/2022, 15:55:10] Darren de Rodez.: When for
4339	[25/01/2022, 15:55:25] Darren de Rodez.: Did I miss that ine
4340	[25/01/2022, 15:57:11] Gail: From Feb onwards, the one that you forwarded to Jenny with his contact details
4341	[25/01/2022, 15:57:42] Gail: You forwarded the contact details to Jenny yesterday
4342	[25/01/2022, 15:57:53] Darren de Rodez.: Easier to discuss this rather than messaging. As there are a number of misunderstandings
4343	
4344	But there is only one control. Jen. As long as things get blocked by nightsbridge double bookings are impossible
4345	[25/01/2022, 15:58:31] Darren de Rodez.: You mean the 200k one?
4346	[25/01/2022, 15:59:05] Gail: Ok, so to confirm, right now , there is nothing booked other than the existing bookings from airbnb and booking.com for Hamptons
4347	[25/01/2022, 16:01:00] Gail: Ok, this is from the contact details sent yesterday, which Jenny called and it turn out the they have a budget of R 30 000 per room from Feb for a 'couple of month' - they require 2 - 8 bedrooms and Legend would the perfect fit, nespa?
4348	[25/01/2022, 16:03:25] Gail: But, now hearing about the 'corporate' let.....🤔
4349	[25/01/2022, 16:04:06] Darren de Rodez.: $8 \times 30 = 240 / 30 \text{ days in a month} = R8k \text{ a day}$ . Or are my maths wrong? If its R8k a day for Legend in Janaury id rather eat Jaspers poo
4350	[25/01/2022, 16:05:03] Gail: Yes, but its for a couple of months and the money would be payable now on confirmation of booking
4351	[25/01/2022, 16:05:21] Gail: They are also here for work
4352	[25/01/2022, 16:06:08] Gail: And its from February (flexible) also can do from March
4353	[25/01/2022, 16:08:36] Darren de Rodez.: image omitted
4354	[25/01/2022, 16:16:24] Gail: Well if something has been 'on' for weeks but not yet booked, then the probably of it being booked is minimal. So until, the booking has been paid for, we can assume that the property is available.

4355	[25/01/2022, 16:16:28] Darren de Rodez.: Luxe yes. Legend no. I dont mean this to sound horrible (but im too tired and too upset/angry/disillusioned with the likes of the Keith's of this world constantly taking or cheating or manipulating and all the other two faced, greedy, CPT landlords) .. anyone of us could let Legend atR8k a night in our sleep. if i advertised Legend R10k a night and even did that times both halves it would fly off the shelves. I completely accept a lower rent in return for upfront payments and a solid booking is absolutely justified. but what iis the point of a team like this and systems like these if we feel that R8k a night is acceptable.
4356	[25/01/2022, 16:17:38] Darren de Rodez.: Based on the rental figure suggested by the dynamic duo you realia that would be 1 million rand under the asessed vakue (85% under)
4357	[25/01/2022, 16:20:04] Gail: Yes, in the ultimate scenario, but to give you an indication, we have just been given the go ahead for 6 bedroom mansion on Fishermans Bend for R 240 000 per month and their regular rate is R 870 000!!
4358	[25/01/2022, 16:22:29] Darren de Rodez.: <a href="https://getyarn.io/yarn-clip/0912beb8-229f-4253-b424-23fe55a3f7fd">https://getyarn.io/yarn-clip/0912beb8-229f-4253-b424-23fe55a3f7fd</a>
4359	[25/01/2022, 16:22:39] Darren de Rodez.: sticker omitted
4360	[25/01/2022, 16:23:12] Gail: On another note, have you instructed Johannes to respond to that damn lawyers letter. As far as i know you have until tomorrow to respond.
4361	[25/01/2022, 16:23:20] Darren de Rodez.: can i have the link please
4362	[25/01/2022, 16:23:32] Darren de Rodez.: yes. tbh even for keith im shocked
4363	[25/01/2022, 16:24:47] Darren de Rodez.: audio omitted
4364	[25/01/2022, 16:26:26] Gail: As am I, damn idiot!! As i said to anton, he accepted your money with the full knowledge of knowing what has been done....so he literally has no leg to stand on. If he had refused your payment, then maybe.....but he took it, which makes it acceptable 'faults' or 'breaches' - Damn fool!!
4365	[25/01/2022, 16:31:20] Gail: <a href="https://cape.luxury/property//landudno-sun/">https://cape.luxury/property//landudno-sun/</a>
4366	[25/01/2022, 16:31:25] Darren de Rodez.: audio omitted
4367	[25/01/2022, 16:32:25] Darren de Rodez.: 🤔 lol
4368	[25/01/2022, 16:34:15] Gail: Totally agree!!!
4369	[25/01/2022, 16:34:50] Gail: As far as i know, Jenny is completely unaware of any draft letter???
4370	[25/01/2022, 16:35:17] Darren de Rodez.: If the best we can do on legend in January is R8k a night I think I'd just throw in the towel now. This game can be thankless enough and literally a minefield of nasty devious or ungrateful cunts. But I'll do BJs in Bo Kaap before taking 8k 🤔🤔🤔
4371	[25/01/2022, 16:35:34] Darren de Rodez.: Eh??? 🤔🤔 what did Kathi mean then
4372	[25/01/2022, 16:37:27] Gail: If it was for a 1 week booking, then absolutely, but it could be worth a half a million rand payable now for 2 months or more.
4373	[25/01/2022, 16:55:19] Darren de Rodez.: Its R200k per month and so R400,000. For a period of time with a book value of R2,400,000,, Madam, in most thing i bow to your divine wisdom, intellectual good counsel and omnipresent intuition in regards to lettings... bit on this point and on the maths alone your good counsel is kacky poo .. we disagree fundamentally.
4374	[25/01/2022, 16:55:21] Darren de Rodez.: image omitted
4375	[25/01/2022, 16:56:38] Darren de Rodez.: if someone offered half price at 20k then it would hut to accpet and my pride might take a knock but i get the logic and the maths and the need for cash.. but t half the half price we would be giving Legend away .. and whilst im flexible im not double jointed 😊😊😊😊
4376	[25/01/2022, 16:56:48] Darren de Rodez.: we al have agag reflex at some point ;) xx
4377	[25/01/2022, 16:58:47] Gail: This client is now confirming a 3 month booking guaranteed. RE your wise wisdom....you are assuming that income based on 31 days being booked - that is way too optimistic as you should know by now. So, maybe with an extra month added, this can convince you. We have not presented the property yet, do you think that maybe lets see if he would like the property first before we discuss rate. If he does then maybe we can up the rental?

4378	[25/01/2022, 17:20:11] Gail: May i remind you that you must pay Mr Snorre back R 225 000 by month end as well as the next 3 month installment R 204 000 for Hamptons. So, best we look at viable paying options.
4379	[26/01/2022, 11:14:27] Darren de Rodez.: can anyone get quality boxes. wellemis repacking keiths stuff and itll be much easier and beter if in proper boxes
4380	[26/01/2022, 11:27:49] Gail: Agreed, however, our funds have run dry....Jenny and I are currently putting together a 'cost' sheet of how much is needed by Friday (also month end). Please be prepared.
4381	[27/01/2022, 17:11:52] Gail: audio omitted
4382	[27/01/2022, 17:24:37] Darren de Rodez.: Wonderbra. I'll have to find out 🤔
4383	[27/01/2022, 17:25:24] Gail: Bobby says that whoever fixed the pump and pipes today, but come back tomorrow to make it work. I was just a little concerned as we have guests coming in tomorrow and i have staff training scheduled at Hove tomorrow morning 🗄
4384	[27/01/2022, 17:26:02] Gail: Sorry not tomorrow on Sunday
4385	[27/01/2022, 17:26:21] Darren de Rodez.: Perfecto
4386	[27/01/2022, 17:27:08] Gail: No, its whoever did the work today, must finish what they started...its not functioning at the moment?
4387	[28/01/2022, 20:51:34] Gail: Hola, for your attention final payroll this week...Housekeeping is on R 7 200 for this week, the rest are workers etc.
4388	[28/01/2022, 21:02:39] Darren de Rodez.: Hola hola
4389	[28/01/2022, 21:14:33] Gail: Staff payroll WE 28.01.2022.xlsx document omitted
4390	[30/01/2022, 15:01:26] Gail: Hello there, are you up and about and happy to release some plastic??
4391	[30/01/2022, 15:52:10] Darren de Rodez.: Helloooooooooooooo,,
4392	[30/01/2022, 15:52:16] Darren de Rodez.: SHIT!! i slept through my alarm 🤔🤔🤔🤔🤔
4393	[30/01/2022, 15:52:30] Gail: You obviously need it..
4394	[30/01/2022, 15:53:29] Darren de Rodez.: two alarms actually.. i will just take my rollers out, slap on some foundation and change into my best Sunday house nightie 🙏🙏
4395	[30/01/2022, 15:56:57] Darren de Rodez.: My fitbit says i've had 4 months of 3 hours sleep a night .. if that was good enough for Margaret Thatcher who am i to complain 😊
4396	[30/01/2022, 19:23:59] Darren de Rodez.: Just quickly re little house on the Prairie do you know what day next week the Gardner will be there for Monrie to go and say hello and start to get an idea of God. Plus also a day when we can go in and take photos. ideally a date when they are not there as it always feels a bit uncomfortable effectively taking someone's positions out of a photo because it immediately suggests they're not good enough If we can tie that in with a day where Hamptons isn't let then it'll make it much easier to take items from big to Littlehampton then take the photographs and put them back. Ideally a As soon as possibleSo that we can get the marketing ditched done.
4397	[30/01/2022, 19:24:53] Darren de Rodez.: audio omitted
4398	[30/01/2022, 19:34:41] Gail: audio omitted
4399	[30/01/2022, 19:41:08] Darren de Rodez.: audio omitted
4400	[30/01/2022, 19:45:51] Gail: audio omitted
4401	[30/01/2022, 19:47:34] Darren de Rodez.: audio omitted
4402	[30/01/2022, 19:47:48] Gail: Sorry that i didnt think of that sooner 🤔
4403	[30/01/2022, 19:48:09] Darren de Rodez.: audio omitted
4404	[30/01/2022, 19:50:07] Gail: audio omitted
4405	[30/01/2022, 23:12:57] Darren de Rodez.: Thank you for sending the contact number.
4406	Contact number of some guest are; (the total list I've sended you before)
4407	Marleen: +31 6 41 54 52 71
4408	Alex: +31 6 24 20 64 86



4436	[31/01/2022, 01:37:02] Darren de Rodez.: Sounds like a dark web Thai porn movie
4437	[31/01/2022, 01:37:13] Darren de Rodez.: Hell no. Never
4438	[31/01/2022, 01:37:27] Gail: Its a family - keep it tidy 🤗
4439	[31/01/2022, 01:38:09] Gail: I am now not at all tired!!
4440	[31/01/2022, 01:40:56] Gail: On this, i presume you are speaking about Baby Hamps....Angelo asked a couple of days ago and I thought i may be a little disruptive at this stage as they have the 'mother in law' there and the place is full of boxes etc., so, I did not think it a good idea to ask.
4441	[31/01/2022, 01:41:57] Gail: But, there is no harm in asking...I will speak with Richard and Maureen tomorrow and see how it goes
4442	[31/01/2022, 01:42:01] Darren de Rodez.: Serious or sarcy
4443	[31/01/2022, 01:42:41] Darren de Rodez.: Ohhhh. I didn't know that. When does she go. Problem is it'll be hard to market without fill pics
4444	[31/01/2022, 01:42:47] Gail: Serious....probably to wound up with the check in, really wanted it to go well.
4445	[31/01/2022, 01:43:04] Darren de Rodez.: That's the illegal part 🤔🤔🤔
4446	[31/01/2022, 01:43:26] Darren de Rodez.: Adrenalin. I just downed a cawfee
4447	[31/01/2022, 01:44:33] Gail: Re the gardener, his name is Raphael...he is there on Mondays and Fridays. I had a chat with him last week as he was a little unsure about whether he was going to stay on.
4448	[31/01/2022, 01:46:53] Darren de Rodez.: The initial idea was yes. But i'm half way through doing a rec of current costs and without a sharp upturn in bookings then i'll have to cut anything non essential. But will understand the figures better once i've finished them
4449	[31/01/2022, 01:47:01] Gail: I explained that Bobby will now be doing the 'big' stuff and that Bobby has met with the irrigation guy last week (which Richard finally got fixed), so his role is really is really to be the groundsman. Thandi (housekeeper) says that he usually helps with the window cleaner and cleaning of the outside areas.
4450	[31/01/2022, 01:47:20] Darren de Rodez.: The garden and it is stunning but also all the garden company may be asked to meet potential in terms of being a blank canvas
4451	[31/01/2022, 01:47:30] Darren de Rodez.: Darn dictation app 😬
4452	[31/01/2022, 01:47:50] Gail: Huh??
4453	[31/01/2022, 01:48:28] Darren de Rodez.: The garden is stunning but also all the garden has huge potential in terms of being a blank canvas
4454	[31/01/2022, 01:48:54] Darren de Rodez.: Sorry I am using dictation software for WhatsApp messages and emails and notes et cetera so i'm still finding my way with many many typos
4455	[31/01/2022, 01:50:02] Gail: I also cut his salary a bit (apologies that i didnt confer with you), as his role has diminished slightly with the Bobster taking charge, and also seeing that he would only be there 2 times per week.
4456	[31/01/2022, 01:50:18] Darren de Rodez.: But atm his name is in the cost saving column if the crunch comes. Any property costs would face to be slashed. I'd hate to not Utilise him as I have some cool plans for the garden
4457	[31/01/2022, 01:51:00] Darren de Rodez.: What's he paid now ?
4458	[31/01/2022, 01:51:17] Gail: Hence why i think its good to keep him as he does know the garden well and especially if you want to develop the veggies garden at the bottom
4459	[31/01/2022, 01:52:25] Gail: I put him at R 300 per day and i was told he was getting R 420.
4460	[31/01/2022, 01:54:28] Gail: Richard was also extremely active with the grounds too, hence why it looked so good.
4461	[31/01/2022, 07:15:48] Darren de Rodez.: That is the problem with cost reduction exercises as every time you look at an individual cost item you think "oh no I must keep that or if I get rid of that it won't make much difference" but then all the little sums it up in the end figure is quite substantial. unless there is a substantial increase in bookings we'll have to freeze all non spending

4462	[31/01/2022, 07:16:06] Darren de Rodez.: Do you know any pest control people
4463	[31/01/2022, 07:58:07] Gail: Good morning, what pest?
4464	[31/01/2022, 21:18:37] Gail: Another question. Only one room has airco. Whereas we thought all rooms were arconditioned. Or are we maybe misscing something?
4465	[31/01/2022, 21:18:37] Gail: Is there a way to get some fans or aircos here?
4466	[31/01/2022, 21:51:43] Darren de Rodez.: ants here. cockrs hove
4467	[31/01/2022, 21:51:48] Darren de Rodez.: Hove?
4468	[31/01/2022, 21:55:04] Gail: Oh hell, it's the heat...
4469	[31/01/2022, 21:55:43] Gail: Did you see the message from Hove guests??
4470	[31/01/2022, 22:36:01] Darren de Rodez.: audio omitted
4471	[31/01/2022, 22:36:24] Darren de Rodez.: Anywhere that sells decent fans but not expensive
4472	[31/01/2022, 22:49:08] Gail: audio omitted
4473	[01/02/2022, 05:04:04] Darren de Rodez.: Sorry I am only just playing my messages now. I didn't realise how muggy and close it was until earlier when I went outside and was moving some heavy plant pots around and was schvitzing terribly terribly. With Hove it's very rarely super warm inside the house if you don't want it to be because if you open windows at the front and the back but immediately creates a draft and keeps it lovely and cool but I think at the moment it feels like there is so little oxygen in the air and everything feels so oppressive that I imagine they are right in the house stuffy simply because the outside is stuffy
4474	[01/02/2022, 05:05:10] Darren de Rodez.: It's a good idea to take the fan over but if they do question the whole Aircon thing then the answer is the honest truth which is that for the sake of 345 days a year when it's super close and muggy it is not worth getting Aircon in the winter the house has the fireplace which heats entire house because there are two fireplaces I'm in the summer windows open that's perfect so for those odd half a dozen days you when it's either extremely cold or extremely hot it's just not present not worth it 🙄
4475	[01/02/2022, 05:05:47] Darren de Rodez.: PS if any of my messages make no sense I'm trying to get to grips with this dictation way of doing things 80% of the time it's correct 10% it's slightly wrong and 10% could not be more wrong 🤖
4476	[01/02/2022, 15:19:23] Darren de Rodez.: Hi Darren. Please can you deliver the items, set of keys, large white pillow with pillow case and 5 large white towels to my office on Monday morning. Anytime in the morning up to 1pm. Thanks Darren
4477	[01/02/2022, 15:20:53] Darren de Rodez.: Hello at some point a load of towels and a pillow be taken from Clifton assume to hear to be washed and returned the owner has a dick obsessing about his towels and his pillow so we need to try to establish if we can at which property that is the one helpful thing is that it will be the only tales of that brand. The brand is Goldina
4478	[01/02/2022, 17:45:23] Gail: audio omitted
4479	[01/02/2022, 18:11:38] Gail: audio omitted
4480	[01/02/2022, 18:20:33] Darren de Rodez.: That's super thank you very much. That landlord at Clifton is an absolute Dick. He's been bombarding Jean calls and messages always precious towels and pillowcase. Conveniently ignoring my messages about the large deposit of mine that he holds. But anyway at least tomorrow we can get him his preciousAnd pillowcase
4481	[01/02/2022, 18:21:07] Darren de Rodez.: My dictation app seems to be slightly improving this morning when Klem mentioned bringing the coffee up I said sure just knock on my dick. I'm assuming I meant knock on my door
4482	[01/02/2022, 18:22:06] Gail: 😂😂😂😂😂😂😂😂
4483	[01/02/2022, 19:34:26] Gail: Hi Gail how do we lock the door from outside 🤖 which key?
4484	[01/02/2022, 19:34:36] Gail: From guest
4485	[01/02/2022, 20:08:32] Darren de Rodez.: Do they mean the front door

4486	[01/02/2022, 21:02:34] Darren de Rodez.: quick question. . Om wellems and mercy's time sheets it showed payments but they are paid but the owners directly and i pay the owners. are the figure to reflect something else
4487	[01/02/2022, 21:25:56] Gail: Re Mercy, I had no idea that she was getting a salary from the owner. She is very naughty to not have mentioned that as she always complained about being paid.
4488	[01/02/2022, 21:28:44] Gail: Re Wellem, as he worked on Saturdays, and he is only paid for 3 x per week, i paid him normal rate for the extra day.
4489	[01/02/2022, 22:54:12] Darren de Rodez.: She is very naughty. Especially as she has always been paid and on time. I actually pay my rent for Hove on the 15th of the month for the next month usually sooner so as an example I will have paid Mercy's March wage at the beginning of February. What Moni messy moaned about related to her overtime but that was because every month she would give us a figure at the end with no breakdown and then there would be a backwards and forwards and backwards and forwards and eventually will get a breakdown so any reference Any reference to pay being late is actually a reference to overtime over and above the 8 to 10,000 she gets. And by the way I also pay half the rent on her house
4490	[02/02/2022, 10:11:57] Darren de Rodez.: That makes sense. I thought might be that
4491	[02/02/2022, 10:12:28] Darren de Rodez.: Please don't mention anything to mercy. I want to see if she says anything
4492	[02/02/2022, 10:21:22] Gail: 🙄
4493	[02/02/2022, 14:30:26] Gail: Hi D, guests are asking for an extra remote or the key for the front door. They dont mind leaving the property through the garage, but because they are such a large group, they will need either keys for the front door or extra remotes. Can you assist? Apparently you have keys at Legend??
4494	[02/02/2022, 15:25:21] Darren de Rodez.: I will check. we might have my own fob but that i would not want to give out. I think Micheal may also have. I know we did have 5+ at one time . Of which mercy has 1. hve we asked Mercy btw?
4495	[02/02/2022, 15:26:42] Gail: Yes, i did and even told her to give hers to the client, but then she said "how as i supposed to get in?" - but i will tell her to hand it over to them, seeing that we dont have any available
4496	[02/02/2022, 15:30:05] Darren de Rodez.: No please . mercy must keep her set at all costs
4497	[02/02/2022, 15:30:13] Darren de Rodez.: i wil find a set here=
4498	[02/02/2022, 15:30:22] Darren de Rodez.: but either way we ned sets copied for each property
4499	[02/02/2022, 15:34:29] Gail: Yes, this is on my to do list.
4500	[03/02/2022, 09:48:58] Gail: Hi Gail, my name is Alba. I arrange the booking for the group in Hove heaven, Llundadno Legend & Luxe. As we arranging this for a group we want to check before hand the locations in Llundadno, would this be possible?
4501	[03/02/2022, 09:49:14] Gail: What do we do re Luxe??
4502	[03/02/2022, 10:00:35] Darren de Rodez.: Oh shit. Well we can book a viewing for next week. By then Keith will have been taken to the high court.
4503	[03/02/2022, 10:07:18] Gail: Ok, good!!! I will tell them that we have bookings in place until next week, so maybe Friday?
4504	[03/02/2022, 10:40:11] Darren de Rodez.: Perfect yes. Not sure how this will go with Keith. Never met anyone quite like him. This makes no sense. Poor Anton is tearing his hair out. No idea where he gets the patience from
4505	[03/02/2022, 10:41:21] Gail: That is true, a special human being is our Anton...
4506	[03/02/2022, 10:45:56] Darren de Rodez.: Very well put. So calm and professional and helpful. The perfect mediator. Should turn his hand to Middle Eastern peace
4507	[03/02/2022, 10:48:35] Gail: My apologies, i still have the damn cushion for Clifton in my boot, completely forgot about it. I have also tracked 2 blue towels (Grace said they were blue) that are at Luxe. I have arranged with Wellem to collect. I will drop it off around lunch time.
4508	[03/02/2022, 10:50:07] Darren de Rodez.: audio omitted



4509	[03/02/2022, 10:52:31] Darren de Rodez.: I may also be out this afternoon because Johannes is very keen that I meet with him and then the senior advocate at Chambers so that he can take the full brief to submit the papers to I think it's in the High Court and I know Anton is trying to arrange a meeting with Keith urgently as Johannes is very keen that we file papers. Problem is once that happens there is no going back because my fees will go through the roof and if I climb down then I'm quite sure Keith isn't going to pay so I'm trying to balance the two as I don't want to be seen to go against harnesses advice as he's been pushing for that meeting since yesterday
4510	[03/02/2022, 10:52:39] Darren de Rodez.: Johannes. Not harness
4511	[03/02/2022, 11:06:50] Gail: Yes, Johannes is like that, very quick to go to high court etc...i agree, rather try one more time to resolve this....neither one of you want or need this not to work out. 🙄 🙄
4512	[03/02/2022, 11:19:47] Darren de Rodez.: Indeed although my bill is already quite high and from what I gather the entire purpose of the letter was to bring me to the table to agree things like monthly rent and kitty et cetera which I would've said yes to anyway so the whole thing is quite bizarre and completely unnecessary and it's getting to the stage that sitting across the table from him being cordial is actually now a challenge
4513	[03/02/2022, 11:20:46] Darren de Rodez.: <a href="https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/110898259">https://www.property24.com/to-rent/clifton/cape-town/western-cape/11015/110898259</a>
4514	[03/02/2022, 11:20:53] Darren de Rodez.: 🤔🤔🤔🤔🤔🤔
4515	[03/02/2022, 11:22:02] Gail: I know the owner of that house!!
4516	[03/02/2022, 11:22:19] Darren de Rodez.: It's perfect
4517	[03/02/2022, 11:22:48] Gail: A Jo'burg boy - have done a few bookings for him. He has 2 - then other one is right in front of this one
4518	[03/02/2022, 11:24:07] Darren de Rodez.: I messaged the agent when I got the notification then I thought better to check with you she wants me to call and arrange an appointment but obviously once you start negotiations then I don't think you can actually go through another agent so I held back. She mentioned something about them wanting to still use it in December each year in which obviously would be in a go but I guess they could always maybe use it in January or February but if you know the person is it worth you approaching them
4519	[03/02/2022, 11:35:59] Gail: I can call him to find out what is going on, because as i know him, I dont think he would have readily agreed to a long lease unless it was for 6 months
4520	[03/02/2022, 11:37:38] Gail: I love that it has fully stocked kitchen 😄😄😄😄
4521	[03/02/2022, 12:18:01] Darren de Rodez.: its on for 12 months
4522	[03/02/2022, 12:18:41] Gail: I know, i have sent him a message, I really dont think he would be doing this, but lets see what he says
4523	[03/02/2022, 12:36:03] Darren de Rodez.: the agent said 12 months but he wants December .. although that makes it unworkable at 150k
4524	[03/02/2022, 12:46:48] Gail: Yep, but then they also can advertise as a 12 month lease...thats misleading
4525	[03/02/2022, 12:56:52] Gail: Hi, the guests at Hove have asked for the front door keys again.
4526	[03/02/2022, 14:05:43] Darren de Rodez.: I will chase Micheal. Again. Again
4527	[03/02/2022, 14:05:50] Darren de Rodez.: Agreed
4528	[03/02/2022, 14:30:05] Gail: image omitted
4529	[03/02/2022, 14:42:15] Darren de Rodez.: its worth exploring. but would habve to be long temr
4530	[03/02/2022, 15:09:39] Gail: Hey, would you consider a rental of R 300 000 per month for 6 months at Legend?
4531	[03/02/2022, 15:09:56] Gail: From 1 March?
4532	[03/02/2022, 16:14:13] Darren de Rodez.: HmMMMMMMMM
4533	[03/02/2022, 16:14:28] Darren de Rodez.: would they do Luxe?
4534	[03/02/2022, 16:46:00] Gail: No need 8 - 10 bedrooms

4535	[03/02/2022, 16:46:32] Darren de Rodez.: oh wow,, dats a lotta bedrooms.. what are the deats mam
4536	[03/02/2022, 16:48:32] Gail: audio omitted
4537	[03/02/2022, 18:39:35] Darren de Rodez.: when are you thinking to take te keys back. i want to include a letter with them as my deposit is still due back
4538	[03/02/2022, 19:07:29] Gail: Its already been done. .I was there to collect the towels and take the cushion with the key. Listen to my voicenote from Mercy's phone
4539	[03/02/2022, 19:07:41] Darren de Rodez.: Just got your message re clifton.. who was inside\?
4540	[03/02/2022, 19:09:47] Darren de Rodez.: ps: who said to drop them to Clifton as they were supposed to go to Jeannes office.
4541	[03/02/2022, 19:10:15] Darren de Rodez.: Only just played it 🎧
4542	[03/02/2022, 19:16:30] Gail: You mentioned it in your voice note this morning. I assumed that it had to be returned to the owner at Clifton.
4543	[03/02/2022, 19:24:01] Darren de Rodez.: ah, hes rented it out already apparantly . it was to go to jeannes office. iv e messagesd jeanne so im sure its fine
4544	[03/02/2022, 19:25:10] Gail: Phew! 😊
4545	[04/02/2022, 07:21:54] Gail: Morning, morning! I hear you have a meeting at 10.00am this morning. Lots of positive thoughts for you 🙏
4546	[04/02/2022, 07:23:57] Gail: Are we able to sort Richard (Hamptons) today? We have an arrival there at 12.00pm, so hopefully will collect some bucks.
4547	[04/02/2022, 08:32:22] Darren de Rodez.: I am not sure this is a good idea tbh
4548	[04/02/2022, 08:33:22] Darren de Rodez.: Oh great.. how much are they paying because atm its a one way flow and its causing me sleepless nights#
4549	[04/02/2022, 08:36:43] Gail: Currently hosting
4550	Vicrant Shabla
4551	Hout Bay's California-like 5 bedroom Villa
4552	Feb 4 - 7 (3 nights)
4553	8 guests · R21,597.81
4554	[04/02/2022, 08:37:17] Gail: He wants to extend by another night, so should come in at around R 30 000
4555	[04/02/2022, 08:38:00] Darren de Rodez.: Okey great. Direct or ?
4556	[04/02/2022, 08:38:16] Gail: Airbnb
4557	[04/02/2022, 08:38:28] Darren de Rodez.: Whatever comes in from Hamptons needs to go direct to Hamptons
4558	[04/02/2022, 08:38:30] Gail: But the added one night will be direct
4559	[04/02/2022, 08:39:08] Gail: Yes, i think so too - the last stay was via booking.com i think...not sure where that went?
4560	[04/02/2022, 08:56:40] Darren de Rodez.: The payment from Bookings may not have come through yet. Remember with Airbnb they pay a couple of days after checking whereas with Bookings they don't pay until sometimes two weeks after checkout which is another reason why I hate Bookings from Bookings

4561	[04/02/2022, 08:58:55] Darren de Rodez.: But I emailed Jen and asked her if she could do a rough projection month-to-month as to what's coming in from Hamptons based purely on what's already booked not what we expect as that will be helpful in terms of knowing what I can push from that to the Hamptons account because at the moment especially after Pakistan with least a quarter of 1 million light. The lady who wanted the two weekly it was absolutely gagging to get in but I had held her back as Jen had taken a booking and the last thing I want to do is cause any friction over Bookings. But because I could not give her any kind of commitment from our end i.e. if this lady does not come through you can have it because I was honest that we have access issues although not honest about why in the end she just said thank you very much but I can't wait. And the same with the Airbnb girl she was okay for the first 24:48 hours but after that she was not happy. So whatever the motivation of Keith in regards to getting whatever it is he actually wants his costs a lot roughly quarter of million
4562	[04/02/2022, 15:08:49] Gail: Hello, I believe there is a booking for Luxe??? I have spoken with Wellem and he tells me it is ready, but i dont have any deets???
4563	[04/02/2022, 15:12:11] Darren de Rodez.: 0027713605763
4564	[04/02/2022, 15:12:11] Darren de Rodez.: Nandipha Sekeleni
4565	[04/02/2022, 15:12:11] Darren de Rodez.: 4 bed Llandudno · Cape Town. Stunning, unique, large luxury villa
4566	Feb 4 – 7 (3 nights)
4567	4 guests · £1,253.20
4568	[04/02/2022, 15:12:11] Darren de Rodez.: Its actually 8 guests
4569	[04/02/2022, 15:12:11] Darren de Rodez.: Booking details
4570	Guests
4571	2 adults, 2 children
4572	View
4573	Check-in
4574	Today
4575	Check-out
4576	Mon, Feb 7, 2022
4577	Booking date
4578	Fri, Feb 4, 2022
4579	Confirmation code
4580	HMCT8TQTCF
4581	[04/02/2022, 15:12:32] Darren de Rodez.: Hola hola Chico.
4582	[04/02/2022, 15:14:12] Gail: 🙏
4583	[04/02/2022, 15:14:31] Darren de Rodez.: Yes indeed. Jen and I tried to call them
4584	[04/02/2022, 16:27:07] Darren de Rodez.: They are saying 5.20pm
4585	[04/02/2022, 16:50:52] Darren de Rodez.: Now they saying 5pm.
4586	[04/02/2022, 16:50:55] Darren de Rodez.: 🙄
4587	[04/02/2022, 16:53:13] Darren de Rodez.: Do you need anything or anyone or help with anything 🙏🙏
4588	[04/02/2022, 16:54:01] Gail: I am on my way
4589	[04/02/2022, 17:36:56] Gail: Wellem is not allowed to open???
4590	[04/02/2022, 17:36:57] Gail: Guests are outside
4591	[04/02/2022, 18:34:56] Gail: audio omitted
4592	[04/02/2022, 18:35:59] Darren de Rodez.: audio omitted
4593	[04/02/2022, 22:20:15] Gail: Staff payroll WE 04.02.2022 (2).xlsx document omitted
4594	[04/02/2022, 22:20:31] Gail: Hello hello! Payroll for this week

4595	[04/02/2022, 23:27:21] Darren de Rodez.: Helloooo
4596	[04/02/2022, 23:27:33] Darren de Rodez.: what happened with the guests
4597	[05/02/2022, 00:23:36] Gail: listen 🗣️
4598	[05/02/2022, 00:27:23] Darren de Rodez.: Confused. Why listen
4599	[05/02/2022, 00:27:31] Darren de Rodez.: I dint like my voice 🗣️
4600	[05/02/2022, 00:30:34] Gail: 🗣️
4601	[05/02/2022, 01:09:38] Darren de Rodez.: Wonderbra 🌀 🗣️
4602	[05/02/2022, 01:10:06] Darren de Rodez.: Were there quite a few people and what acres
4603	[05/02/2022, 01:10:09] Darren de Rodez.: Ages
4604	[05/02/2022, 01:11:49] Darren de Rodez.: image omitted
4605	[05/02/2022, 16:37:31] Darren de Rodez.: Hola hola. re the let we discussed for the net R300+ for 6 months. You mentioned there was scope for a rent more closer to market rate. I think Jen mentioned 350k to 400k. aAt the current rates of R40k a day a month would be R1.2 million. if we reduced rates by a third to R30k thats R900k. if we slashed rates in half to R20k thats R600k a month, R450k is a 63% reduction. Do you think R450k is viable
4606	[05/02/2022, 16:42:38] Gail: Not for 6 months, way to high. In my opinion, R300k is a good rate for 3 - 6 months
4607	[05/02/2022, 17:20:00] Gail: You can't work it out on the assumption of every day of each month being booked at the daily rate. That is almost impossible. You best bet is to assume 21 days over high season and the 55% occupancy over the rest of the year as your minimum base of income.
4608	[05/02/2022, 22:12:48] Darren de Rodez.: Medium term cash offers.docx document omitted
4609	[05/02/2022, 22:14:37] Darren de Rodez.: My reply became a book, so i popped my thoughts into a word doc as my whastapp crashes a lot. You thought theyd go u. there can't be many high quality 10 bedders around so can we pus them closer to 400. I think jen mentioned 350 or 400
4610	[05/02/2022, 22:25:00] Darren de Rodez.: Lllandudno Legend short term versis long term.xlsx document omitted
4611	[06/02/2022, 08:35:15] Gail: <a href="https://fb.watch/a-9qrxZMIQ/">https://fb.watch/a-9qrxZMIQ/</a>
4612	[06/02/2022, 09:23:05] Darren de Rodez.: Ooo. They are cute
4613	[06/02/2022, 20:13:06] Gail: Hey! Emergency.....the guests cant get into the property as there is load shedding in Camps Bay. The garage door opens but not the gate on the road? They dont have a key for the garden gate. What do i do??
4614	[06/02/2022, 20:15:47] Gail: Missed voice call
4615	[06/02/2022, 20:48:34] Darren de Rodez.: Hi. Just saw your message
4616	[06/02/2022, 20:48:48] Darren de Rodez.: I'll ask if there is a key for the gate
4617	[06/02/2022, 20:48:48] Gail: All sorted, no worries
4618	[06/02/2022, 20:48:56] Darren de Rodez.: Okey. How
4619	[06/02/2022, 20:49:10] Gail: But we must get keys made for the gate door and the front door pleeezies
4620	[06/02/2022, 20:49:53] Gail: Frikken load shedding..... the battery for the main gate, I think, needs replacing
4621	[06/02/2022, 20:50:07] Gail: They could open the garage door, but not the gate...
4622	[06/02/2022, 20:51:03] Gail: Been a busy weekend with the guests, but nothing i could not handle.
4623	[06/02/2022, 20:51:50] Gail: Hamptons, what a prat....between Richard, be and Bobby, he has kept us busy for the entire time, but all good, service with a smile 😊
4624	[06/02/2022, 20:51:58] Gail: *me
4625	[06/02/2022, 20:52:33] Gail: Luxe guests are happy and having a great time. They did break a glass...but i said it was okay
4626	[06/02/2022, 20:55:24] Darren de Rodez.: Feel free mam
4627	[06/02/2022, 20:55:35] Darren de Rodez.: Ahhh

4628	[06/02/2022, 20:56:02] Darren de Rodez.: Busy? Stuff other than access ? 🙄
4629	[06/02/2022, 20:56:24] Darren de Rodez.: Busy doing Whst
4630	[06/02/2022, 20:56:43] Darren de Rodez.: A glass here or there is no matter 🙏🙏
4631	[06/02/2022, 21:12:43] Gail: Dealing with 3 stays, and working new enquiries and working a sale 😊
4632	[06/02/2022, 21:16:25] Gail: Stupid things, wanting cushions for the 'cushionless' loungers, wanted to know why there wasnt anything inside the cubananas, wanted the leaves in the pool to be taken out (obviously the wind had nothing to do with that 🙄) There are wasps nests and he was afraid his kids would get stung... the alarm - zone 13 would not work as there were branches hitting it (again wind), but all in all, he was seen to immediately, and very happy that he received the attention that he was looking to receive. Need to keep the guests happy - looking for great reviews! 😊
4633	[07/02/2022, 19:09:14] Gail: Hi Gail, I heard that it's load shedding time at 21.00 again tonight. We are still out and don't have keys. How do we arrange this?
4634	[07/02/2022, 19:09:36] Gail: She has asked a few times now...
4635	[07/02/2022, 19:10:16] Darren de Rodez.: Asked a few times for?
4636	[07/02/2022, 19:10:40] Darren de Rodez.: I've said I'm fine to have copies made
4637	[07/02/2022, 19:10:55] Gail: Keys for the front door and gate.
4638	[07/02/2022, 19:12:08] Gail: Who has them?
4639	[07/02/2022, 19:18:16] Darren de Rodez.: I think Micheal and mercy have sets. I'll check
4640	[07/02/2022, 19:19:34] Gail: Merry dies not have keys, only a remote
4641	[07/02/2022, 19:19:44] Gail: *does
4642	[07/02/2022, 19:22:00] Darren de Rodez.: Micheal has one set.
4643	[08/02/2022, 14:02:43] Gail: Hi, can we do a viewing tomorrow at Legend?
4644	[08/02/2022, 14:18:43] Darren de Rodez.: Helloooooooooooooooooooooo.. Absolutely, always.. and whenever needed
4645	[08/02/2022, 14:18:51] Darren de Rodez.: what time kind lady
4646	[08/02/2022, 14:18:55] Darren de Rodez.: and what are the deats
4647	[08/02/2022, 14:19:44] Gail: Sometime tomorrow morning - I can lock them down with a time. Its for a 4 night stay in June 16 -20 th. For 9 Adults and 9 kids
4648	[08/02/2022, 14:21:23] Gail: At advertised rate of R 20 000 per night
4649	[08/02/2022, 15:25:45] Gail: Question, are there any single beds that can be made at Legend i.e a King that may be 2 mattresses?
4650	[08/02/2022, 15:29:45] Darren de Rodez.: Yes. We also have 6+ three quarter beds spare
4651	[08/02/2022, 15:30:13] Gail: Excellent, thank you
4652	[08/02/2022, 19:28:40] Darren de Rodez.: PS: IS IT 9 ADULTS WHICH= 4-5 COUPLES?
4653	[08/02/2022, 19:29:25] Gail: I think he said it would be 3 couples and then some singles with kiddies
4654	[08/02/2022, 19:29:56] Gail: It has been 'sold' as a 9 bed, but i think we should be able to do it
4655	[08/02/2022, 19:59:40] Darren de Rodez.: Should be able to ?
4656	[08/02/2022, 21:01:24] Gail: So Gail when do we get keys?
4657	[08/02/2022, 21:01:25] Gail: Starts to get a bit annoying
4658	[08/02/2022, 21:01:25] Gail: I've been asking too many times
4659	[08/02/2022, 21:01:45] Gail: From guests at Hove..
4660	[08/02/2022, 21:02:20] Darren de Rodez.: What would you like me to do. I've said. Please get them copied. Micheal has a set. Would you like me to go get them cut myself
4661	[08/02/2022, 21:04:37] Gail: Sorry Darren, but i spent too much of my own money and maybe you can ask Ollie to get this done?
4662	[08/02/2022, 21:46:18] Darren de Rodez.: i wasnt asking you to pay for it. I have no idea where you get copy fobs from someone mentioned that you guys have a form who provides additional fobs etc

4663	[09/02/2022, 13:46:02] Gail: Hello there, okay, i have already told the guests at Hove that i will be bringing what they want, then whilst I am there, I will ask very very nicely if it would be at all possible to show the house to these people. In the meantime could you please ask the 'viewers' to keep it to 2 people max, as this is less obtrusive to the current guests.
4664	[09/02/2022, 13:46:41] Gail: Would the funds be put into J's account so that we can pay Richard? Please say 'yes' 🙏
4665	[09/02/2022, 13:50:24] Darren de Rodez.: I'm working on it mam. It's a top priority. It's my error. I thought it was next month as I did the calculation three months from the last payment and didn't realise it was only two
4666	[09/02/2022, 13:55:05] Darren de Rodez.: He did message. And I've got a to do list with that yeah I don't know how many hundreds of items on it which there are 30 or 40 that is super super urgent and I'm just not in the time to do them so people can be hugely rude but it's literally a case of I go and open email and I start replying and something happens. And I appreciate it's easier said than done but I have never defaulted on a rental payment yet and over the course of 32 years that mini mini thousand so in that sense he doesn't need to worry but at the moment I completely dead estimated the time it would take to get the portfolio and the profiles and marketing up to speed.
4667	
4668	Which is another reason why it is completely illogical for our best Booker to be punching numbers when we have almost 4Million rand per month in potential rental income. Plus if the portfolio is rented at even a modestly healthy occupancy rate it will generate hundreds of thousands a month which can then be put back into your typical four or five bedroom properties in camps Bay which then themselves will add to the profit per month. Atm we are 2.6 million under what was possible.
4669	[09/02/2022, 13:58:27] Darren de Rodez.: OK, IVE TOLD THEM 5PM OIS OK. JUST ONE PERSON. MAX TWO PEOPLE. THEY HAVE BEEN OUSHING ALL DAY
4670	[09/02/2022, 13:58:34] Darren de Rodez.: sorry ,, caps lock ggggrrrr
4671	[09/02/2022, 14:00:45] Gail: Is that today at 5.00pm??
4672	[09/02/2022, 14:01:01] Darren de Rodez.: Yip. They wanted dearly this morning
4673	[09/02/2022, 14:13:47] Gail: I will weave my magic...on my way to you now
4674	[09/02/2022, 14:15:55] Gail: How will be doing the viewing?
4675	[09/02/2022, 14:19:07] Gail: Sorry...who??
4676	[09/02/2022, 14:22:37] Gail: Okay, they are happy to allow the viewing ONLY if I bring them the keys!! 🙏🙏
4677	[09/02/2022, 14:22:53] Gail: This message was deleted.
4678	[09/02/2022, 14:23:43] Darren de Rodez.: 🙏🙏🙏🙏🙏🙏
4679	[09/02/2022, 14:30:42] Darren de Rodez.: I can ask olli. Although you would be the best to do it
4680	[09/02/2022, 14:41:28] Darren de Rodez.: what time will you be swinging past?
4681	[09/02/2022, 15:33:46] Gail: audio omitted
4682	[09/02/2022, 15:39:33] Darren de Rodez.: They are on their way to hove
4683	[09/02/2022, 15:39:50] Darren de Rodez.: Micheal Needs a fucking stick of dynamite up his Jackson Pollock
4684	[09/02/2022, 17:34:37] Gail: Is it normal that 2 guys are meditating in our garden after fluffing the pillows for two ohours in our living room 😊
4685	[09/02/2022, 17:34:52] Gail: From the guests at Hove 🙏🙏🙏🙏🙏
4686	[09/02/2022, 17:39:34] Darren de Rodez.: Omg. That's hysterical. And I can so tell it's true
4687	[09/02/2022, 18:19:36] Darren de Rodez.: But tell me how it went
4688	[09/02/2022, 18:19:40] Darren de Rodez.: 🙏🙏
4689	[09/02/2022, 18:57:14] Darren de Rodez.: Did they like it? is it good news >? what were the people like?

4690	[09/02/2022, 20:12:31] Gail: Hi, as i said to you in my email, I dont come for free Darren, as much as i want to help you, but I still have not even heard the word thank you from you. This viewing was always going to be a mess and yes, you are right, as you have been dealing with it from start, you should have been the one to have gone there. I only got involved at the last minute because i suggested getting the keys to 'smooth' things over with the guests. I then offered to assist by picking up the keys, having them copied, then going to drop them off. I did not feel comfortable with this in the first place and I am not feeling my best with my 2 knee bones crushing together as i walk around.
4691	[09/02/2022, 20:14:32] Darren de Rodez.: Ok. If that's your answer. Thank you.
4692	[09/02/2022, 20:15:53] Darren de Rodez.: And if I feel the need to do viewings myself then that begs the question why the hell am I employing others. This was an opportunity to make a huge difference. Instead you used it to make a point.
4693	[09/02/2022, 20:22:09] Gail: Thats just it, you have not employed, i have made a huge difference....happy to help where i can, but i also have other things that I can focus on that can pay my bills.
4694	[09/02/2022, 21:19:00] Darren de Rodez.: Quite. You used this afternoon to make a point. You were more than capable of doing that viewing. You wanted to make the point that you were needed or an asset. and a further point that if not paid that asset was not at our disposal. That point has been effectively made. But perhaps you could have chosen a cheaper way to make that point.....
4695	[09/02/2022, 22:09:41] Darren de Rodez.: The viewing today was a perfect cash injection opportunity. A perfectly timed life line. The banking of R440k. Invoices, wages, bedding, rents, utilities,, etc etc. The kind of injection that takes pressure off of my and Jen's shoulders which atm is many times what most could stand. And it puts money in the pockets of our staff, suppliers and our landlords. Not one penny would have come to me. Not for shoes. Not to repay the millions ive loaned the business. You chose the most important viewing in as long as I can rememebr to make a point.
4696	[09/02/2022, 22:31:19] Gail: Don't you dare make this about me and my fault...I did do my bit, by making it good with the guests.... the viewing was sudden and unexpected. When I asked who was doing it, you said Ollie although you would prefer me to do. I was seriously not confident to do it, so i left it as originally planned. I really don't think, even if it was me that it would have worked any better. But to put this on me is entirely unfair.
4697	[10/02/2022, 06:39:46] Darren de Rodez.: R440k.docx document omitted
4698	[10/02/2022, 06:40:39] Darren de Rodez.: started a short reply and it turned into an essay .. hence put it into word or itll be impossible t read. now off to bed for an hour or twos sleep
4699	[10/02/2022, 08:59:13] Gail: Damn, i thank you for taking the time to put together a letter of shame and blame - if that makes you feel better, then all good. You keep forgetting that Jen and I work as a team, we are both giving up our precious time to afford you the assistance, and bear in mind that we of BOTH in the hole because of it. Again, if this was such an important viewing, then why did you not do it yourself? When last were you at any of the other properties other than Legend? Should it have worked out and the ladies actually did go with the deal, i wonder what would have been said then. As i said, I am happy to help where i can, but i must also, like Jen, concentrate on making us BOTH revenue from other avenues. You announced the viewing, you sent Ollie and Micheal, you did not confirm anything with me, you did not ask if I had to the time or still have not expressed any concern about why I was in a knee brace, but you are happy to divert all the blame to me. For a person that has literally taken my, and Jenny's, time and energy without thought blows my mind. If you need me to assist and continue, then simply ask....but dont expect me work for my supper and expect me to be happy about it - your reputation precedes you with regards to getting the best out of people who you are yet to even say a thank you too, never mind compensatae. I will now continue with what I deem important, and as i said, if you need me, then just ask.
4700	[10/02/2022, 08:59:52] Gail: And well done on the bookings this morning.....as i said, there is always more and slowly slowly

4701	[10/02/2022, 09:04:30] Darren de Rodez.: That's a constrictive reply. 🙄. If it was necessary for me to go and do a viewing then what precisely is the point of the people employed to do thst ?
4702	[10/02/2022, 09:04:53] Darren de Rodez.: Notice the three most recent bookings ?
4703	[10/02/2022, 09:06:01] Gail: Yes, i did...again, well done! Now, we can get this show on the road once we have finished 'tagging' each other, no?
4704	[10/02/2022, 13:12:37] Gail: audio omitted
4705	[10/02/2022, 13:13:06] Gail: What do you want to do?
4706	[10/02/2022, 13:38:12] Gail: audio omitted
4707	[10/02/2022, 13:42:28] Darren de Rodez.: Unrelated issue, do ou know the name Baalbergen?
4708	[10/02/2022, 13:43:45] Gail: audio omitted
4709	[10/02/2022, 13:46:35] Darren de Rodez.: no, im chatting to an agent re renting leirmans and their client said they thoguht they know the owners and gave her that name. but i think keiths owned it for 15+ years? i thought maybe his wifes surname mught have been that
4710	[10/02/2022, 15:55:42] Gail: Hi, am i to assume that you do not need my assistance tomorrow??
4711	[10/02/2022, 16:27:39] Darren de Rodez.: My father always (annoyingly) Said to assume makes an ASS of U and ME.... I've not responded simply as not had two seconds to pee. Plus juggling 3 let's worth R1 million
4712	[10/02/2022, 16:29:57] Darren de Rodez.: What's happening tomorrow. Soz. Brain dead
4713	[10/02/2022, 16:33:00] Gail: Arrival at Luxe?
4714	[10/02/2022, 16:33:17] Gail: We also have the viewing 🤔
4715	[10/02/2022, 16:34:13] Darren de Rodez.: Remind me what viewing
4716	[10/02/2022, 16:34:38] Gail: Then, the corporate move on Sunday??
4717	[10/02/2022, 16:35:13] Darren de Rodez.: Oh yes I do have that in my diary although I'm somewhat curious as to how sing a property two days before you're due to move in two weeks after you signed and paid it's helpful but OK
4718	[10/02/2022, 16:36:35] Darren de Rodez.: We have just ordered two more beds. What I was conscious of not doing was having Davids as beds until we have all of the proper bedding for them. When we have the proper bed please and the right pillows et cetera they make a fantastic pets. But it is not all the right bedding then it feels a little bit like a halfway house. And I don't want to guests to check-in and bedroom to feel like anything other than a bedroom. So we have purchased two greens and they are coming this evening so that they can be addressed in time for the viewing. Chris has pointed out though that now we have added an additional three bedrooms to Legend we do now need to buy even more bedsits. The stuff we got from Whitehouse I thought was fantastic deal and also very nice
4719	[10/02/2022, 17:26:01] Gail: 😂😂 hee hee, sorry hon, but i have no idea of what you just wrote
4720	[10/02/2022, 19:46:02] Gail: Can you please send me the details for tomorrow's check in at Luxe. I will be doing staff training at Luxe tomorrow which means we will have full house keeping staff there to ensure tip top readiness, but I need to know and I your approval to do so. Thanks 🙏
4721	[10/02/2022, 19:58:32] Gail: You can ewallet to my cell phone number 0729988116. Thank you R600
4722	[10/02/2022, 19:59:47] Gail: This is for the shite that was removed as per your request.
4723	[10/02/2022, 20:30:01] Gail: Darren, I am going ahead for staff training at Luxe tomorrow at 9.00am. I have asked Ollie to shadow with me for training, the viewing and the arrival. This i do because I really want YOU and the Brand to be the best we can be. Because of the relationships i have made with these people, i truly feel, i can't let them down because of our bitching. So I will do this for them. no compensation required. 🙏
4724	[11/02/2022, 13:05:11] Darren de Rodez.: I am only just Opening these messages now sorry literally. Is there anything urgent I need to be caught up on. Then on then make my way through all of the as yet unread messages
4725	[11/02/2022, 13:14:03] Darren de Rodez.: You deleted this message.



4726	[11/02/2022, 14:34:42] Darren de Rodez.: dud you say yjur vieiwng here was at 3pm or im doingthe bvieving, happy to di ti but just relaise dits 2.30
4727	[11/02/2022, 14:40:02] Darren de Rodez.: audio omitted
4728	[11/02/2022, 14:41:21] Darren de Rodez.: audio omitted
4729	[11/02/2022, 14:44:26] Gail: audio omitted
4730	[11/02/2022, 14:45:54] Darren de Rodez.: audio omitted
4731	[11/02/2022, 14:47:18] Darren de Rodez.: audio omitted
4732	[11/02/2022, 14:59:20] Darren de Rodez.: Hello will you let me know if you're coming to legend and a time I'm just get the last bits organised
4733	[11/02/2022, 14:59:45] Darren de Rodez.: Also helps at all and we are in all today I'm in all tomorrow
4734	[11/02/2022, 15:00:04] Darren de Rodez.: Sorry stupid dictation thing I meant to say we are in all day tomorrow and today if needed
4735	[11/02/2022, 15:19:48] Gail: Missed voice call
4736	[11/02/2022, 15:20:07] Darren de Rodez.: Wi-Fi is really bad in this room as I've just had it sealed off might be message easier
4737	[11/02/2022, 15:20:24] Gail: audio omitted
4738	[11/02/2022, 15:21:12] Darren de Rodez.: they are very welcome. we can show them most of the west wing side of the property anyway
4739	[11/02/2022, 15:21:20] Darren de Rodez.: ill get you to sign an nda on the door
4740	[11/02/2022, 15:36:22] Darren de Rodez.: Do you need me
4741	[11/02/2022, 16:41:29] Gail: Hi, can we organise the stuff in the garage at Hove to go into storage. Inge was there 2 days ago and had an absolute fit that her furniture was out in the elements. Maybe this would be a good time to get all their things stored. Do you want me to get quotes for you.
4742	[12/02/2022, 09:55:04] Darren de Rodez.: Hola. Sorry. only just getting to messages properly now., will read through them all and reply 🙏👍❤️
4743	[12/02/2022, 17:03:02] Gail: Hello Hello pla there is no electricity here can Same one send to me pls pls pls
4744	[12/02/2022, 22:22:32] Gail: Your guests need electricity at Hove
4745	[12/02/2022, 22:27:46] Gail: WTF, Darren sort this out!!!
4746	[12/02/2022, 22:27:59] Gail: Hello Gail, we just returned home. We don't have electricity. We didn't have electricity when we left. We thought it was load shedding. It isn't because the rest of the street has electricity. The garage door doesn't close. We can't reach anyone!
4747	[12/02/2022, 22:28:00] Gail: This is unacceptable. We paid so much for the house. And we are in an unsafe situation
4748	[12/02/2022, 22:30:54] Gail: Missed voice call
4749	[12/02/2022, 22:42:39] Darren de Rodez.: I thought it had been sorted. Why does mercy leave it every time I until it expired.
4750	
4751	This is stupid. I can't buy it online with a bank card. Mercy is going to the shop to get it
4752	[12/02/2022, 22:43:53] Darren de Rodez.: Can I have Alba's number pls
4753	[12/02/2022, 22:54:15] Gail: image omitted
4754	[12/02/2022, 22:57:03] Darren de Rodez.: Mercy went to the shop but the system is down. I've tried five different websites but they all require things like EEFT and I can't find any that accept cards. So I think message asking a friend to do it online. I can't believe a developed country does not have a way you can pay for electricity online electricity online
4755	[12/02/2022, 23:05:09] Gail: No Darren, this request came in from early today. Mercy sent so many messages. This is for you to sort out.
4756	[12/02/2022, 23:16:37] Darren de Rodez.: I was not asking you to sift it.
4757	[12/02/2022, 23:25:23] Darren de Rodez.: image omitted

4758	[15/02/2022, 21:14:43] Gail: My heart is broken, I am devastated. I will miss our banter, i will miss YOU. ❤️ Good luck and i really wish you well. So sad..... 😞
4759	[15/02/2022, 21:27:28] Darren de Rodez.: I'm in shock. My being pissed off about that viewing (on which I stand by the reasons I was annoyed ) then suddenly things descend into a cold officious email about requisitioning my money and dressing that up in legal crap. I have admit thst I never saw that coming. Not from Jen. And supposedly triggered by a double booking. Not a new one. Not one even taken this year. But one from October 2021! That we has already worked out but like so many other things sat in a backlog of paperwork. And the mature response to that is not to sit down and talk or even sit down and talk and decide to dissolve whatever partnership was mature response is to send a pompous and coldhearted letter which would effectively destroy so much so msny people have worked so hard for
4760	
4761	I cannot find the words.
4762	
4763	And if I now cannot find my own my own funds it will destroy it all
4764	
4765	. Wages, invoices, Bookings.com's adverts all of this have not been paid. Bookings took the profiles down today because there is an invoice overdue and this is an invoice that has sat on Jens desk for awhile and one that had my authority to pay but it has not been
4766	
4767	So if this is an attempt to torpedo the business and destroy it and everyone within it then she's made a very good start. I have no idea how suddenly I've become the bad guy.
4768	
4769	Especially when I have pumped in Transfer after transfer after transfer. Which strictly speaking should not of been necessary if the portfolio and generated a single let in the year 2022. But he has not and in handing over and marketing out bookings and approvals to someone to den and then turn off the lights is unconscionable. For the life of me I do not understand the route taken. It's as if somebody has been embezzling from their account. When the paper trail she is potentially the reverse.
4770	
4771	And to be honest I am sick of the fact that every time something goes wrong then certain people assume the worst.
4772	
4773	I do not know where this has all come from unless it is a rearguard action or an aggressive approach because she is worried about the indications of the audit but if it is then it's the wrong approach.
4774	[15/02/2022, 21:28:01] Darren de Rodez.: And now it seems also that my passport is being held on the 26,000 that was meant to find its way to Lucy has also vanished
4775	[15/02/2022, 21:29:47] Darren de Rodez.: The loss of three friends is the worst of it. Totally at a loss as to whose bright idea this was and why.
4776	[15/02/2022, 21:50:21] Gail: My pain too....never mind the business, I 'fell in love' with you and really thought we have formed a kinship. Nobody is out to 'get you', least of all me or Jen. I am still in a bit of a blur, because I was there on Friday, doing the viewings, did the welcome at Luxe, even gave you a hug at Legends. I know I can be sassy at times (hence the red hair), but I never would have imagined that it would have gotten to this point so quickly. I understand, that when hurt, the only form of defense is attack, but you questioned me??? Do you really think that I would have taken advantage of you? I worked so hard get a good team together, we were doing training, everything was getting well organised and the you questioned me? I just dont get it....hence my hurt. I can say again, I am devastated in the thought of losing you as a friend....

4777	[15/02/2022, 22:00:31] Gail: The last thing i have to say is, there is too much pain, hurt and bullshit here, and its totally unnecessary. Instead of being defensive or judgmental, lets call for a meeting to try and resolve all of this. Our intentions are still good, and we all did this to better revenue, service to clients and to assist in making the bucks to pay the rents. There is seriously no need for this....we can be bigger people here - nespa?
4778	[15/02/2022, 22:02:24] Gail: Your call....
4779	[15/02/2022, 22:15:46] Darren de Rodez.: Gail. I don't know where this is coming from. When did I question you?
4780	[15/02/2022, 22:16:27] Darren de Rodez.: Have you read that email ?
4781	[15/02/2022, 22:16:40] Darren de Rodez.: I'm shocked at Kathi as well.
4782	[15/02/2022, 22:19:01] Gail: From what i saw... you said you never authorized my spend re the cleaning, welcome packs, staff payments and the purchases i made for the properties. You say that Bobby was never agreed upon??
4783	[15/02/2022, 22:19:49] Darren de Rodez.: Prior to thee email I had not yet even returned my assessment of that table.
4784	
4785	Literally in the last week I contacted Jen once to ask what the balance was and she said she did not know and to ask Kathi.
4786	So can you explain to me where the email came from ?
4787	[15/02/2022, 22:20:29] Darren de Rodez.: My messages on the excel schedule came in response to the email. Not before. So thst does not make sense
4788	[15/02/2022, 22:21:45] Gail: I dont understand....so you never questioned my spend or Bobby's services??
4789	[15/02/2022, 22:28:16] Gail: There is an irony that this has all blown up after what we have discussed in regards to the items Gail has been involved in. I said at the start what the cause of the endo fthe relationship would be. Clearly someone has seen an opportunity to maximise personal gain from the gravy train.
4790	[15/02/2022, 22:33:01] Darren de Rodez.: There is much I'm concerned about including the fact I was told that R26,000 has been withdrawn and passed over and at the same time passed over my passport and I find out today that's not happened abd neither passport or funds has found its way to where it should be. So the question remains whether the funds were withdrawn or not and if they werewhere they ended up buying it for example that was not going to be done when my passport has not been returned to me. So it's simple matters start to snowball insignificant ones
4791	
4792	The partnership had challenges like any partnership new for old times and with each one you sit down you Jacqueline you move on. There was a huge opportunity there because each person brought to the table different strengths and weaknesses. And those strengths and weaknesses gelled well with each other. Had a portfolio got to a point where bookings were regular (which it would) it would have grown to a very healthy number and I would have had no issue in effectively losing 20% in regards to bookings commissions bf fees etc and 20% of 200 million rand is quite nice income

And this moral nonsense. If we were after doing anything fly by night or your mum would we have appointed a very professional and buy the book German to do all of our bookings the idea is just stupid. But when people assume every error has some malicious purpose to it then becomes tiring. The double booking from last week was not new foot. It was not a product of the new system. It was called back from when the entire booking system was basically a few XL tables and some post-it notes. But the fact has been distorted into myths and now everybody talks about double bookings as if they were coming out about is when in fact I would not need two hands to count more maybe 10 maybe 12 in the course of the whole year which considering the number of bookings we had Primitive system to which they were processed was actually remarkably low and each one which I hope it is possible to have any mess. The poor people fail to realise is it with double bookings in particular with Airbnb and Bookings the host is not paid until after a check in and therefore if the insinuation is that someone has double bookings turn earn more money it's ckesly bollocjd Because you don't get paid until after the Guest is checked in and clearly only one guest can check-in guest can check-in. There seems to be a tendency to fixate on the negative or assume the worst so let's fixate on the one omicrom guest who has yet to get a refund rather than a dozen who did. Let's focus on the one guest who is annoyed they didn't get a refund because the holiday was in February so they didn't qualify but not focus on the fact that every single customer who wanted to cancel and not entitled to a refund we offered them to transfer the full dates into 2022 even though you are under no obligation to do that so it's not focus on that that's not focus on this hugely generous offers.. so let's its focus on the people who are pissed off. What should I have done keir refunding until the properties went into receivership. I do not understand this mentality. Always assuming the worst and not spending any time looking at things objectively.

4793

[15/02/2022, 22:39:04] Darren de Rodez.: Today I was sent an example of this awful and in immoral and repugnant behaviour. It was a chat between me and Airbnb guest where I refer to extensive changes to legend that "over the last two years" has seen a complete transformation. My memory is not good but I assume I meant two months but the point is the transformation there would in a normal situation have taken two years so the point being made to the guest was the transformation, the quality, the size, the attention to detail, all of these things were being conveyed in that sentence and there is not a single sentence within that chat or within any other that is materially wrong. It is for a salesman to sell a car.. the salesman clearly extol the virtues of that car how many years it's been in the making how much research went into it how safe it is a Fosters. So I was not selling a shit shack and pretending it was a palace I was selling legend as legend just as the 150 photographs of legend show all the three pages of description show .. so to somehow imply that the references to time is distorted or misrepresented legend is ridiculous because whether it took two weeks two months or two years or 20 years the point I was making was about the transformation itself ..And you would have to be either a moron or an alien not to accept that the transformation of legend is almost miraculous compared to what it was two months ago. So I found the inclusion of that and the inference about it bizarre

4794

[15/02/2022, 22:42:17] Gail: I am really sorry re the double bookings....quite frankly, I dont care....I am talking about you and me, my efforts, the awesome relationships i made with the staff, sorting out shit, the attention to the guests....surely that counted for something? Again, i ask, do you really think I would have taken advantage of you in anyway?? Then also to bring Bobby into it?? Kindly explain??

4795

[15/02/2022, 22:48:56] Gail: Please believe me, there is no doubt in what you have done, your style, your vision is extraordinaire. Absolute! With your talent to do this, and the help that I and Jen offered, it was a winning combo. You said yourself, the one day, you do have a little thing to 'let go' - maybe this was the problem from the getgo. But, i get it, I am actually the same, when you build something, it becomes a project, a baby and its an instinctive thing to want it to do the best it can.

4796

[15/02/2022, 22:49:38] Darren de Rodez.: Gail. What date is the email from Kathi?

4797

[15/02/2022, 22:50:12] Gail: Which email, the piece, i just sent you?

4798

4799	[15/02/2022, 22:51:49] Darren de Rodez.: No. The termination email from Kathi
4800	[15/02/2022, 22:56:05] Gail: I saw it on Sunday 13th, why?
4801	[15/02/2022, 23:07:05] Gail: I really do think that out of all the shit re bookings etc, I know there were a lot of hiccups, mistakes etc, that really did not help....but i will not accept that any one is not dedicated to making it work. You have shown your dedication, commitment to each property, for me, its been wonderful to work with a team, have them sitting every Friday morning, teaching, doing my best to ensure that we could be the best we could be. Hell, I even named Wellem the champion of the month and rewarded him with a 'prize'! Jenny, as you know, has worked tirelessly, jumping through huge hoops to get the properties listed so that it could be accessed widely, taking on the payments when you had issues with the bank....so, its baffles me, that we are now at loggerheads. I just dont get it - wtf happened??
4802	[15/02/2022, 23:15:59] Darren de Rodez.: So when did I make all these accusations ?
4803	[15/02/2022, 23:17:40] Darren de Rodez.: image omitted
4804	[15/02/2022, 23:17:55] Gail: Please take a look at the attached schedule of payments and then take a look at who authorised them and who did not. For the exact reason you asked for that meeting what you see in front of you is shocking. We are all now acutely aware I did not sanction half these payments. ....100K in housekeeper wages.. R25,000 in less than two months to Gail Broads husband for pool work and gardening work. When we have a full time gardener. R40,000 in "PETTY CASH" in just ONE MONTH. If I track back our historical spend on the areas that either then fell under Gails remit or she expanded her remit to include not on any model do we come close to those figures. Yet within a month the sums being spent on those areas without my knowledge or consent are of a level I simply cannot compute. The statement of account reads like a strategized management of the transfer of wealth and not a strategized management of a property portfolio. Not one of those payments was authorised by me. In fact other than Russell, Charles and Matthew few were. Issues such as the thousands paid to Mercy without my knowledge or consent and entirely contrary to her terms and conditions could possibly be put down to negligence. But when someone places her husband in a role or positon that does not exist, to address a need that is not there , and exploit a system whereby the client's business partner processes the funds for all invoices and the client is too busy to check invoices if he ever does notice them in his busy inbox than that is not accidental . it is quite literally planned.. You and Jen were as shocked at te futures and what they implied as I was. And now suddenly its convenient to paint me as the baddy,
4805	[15/02/2022, 23:18:23] Darren de Rodez.: What date and time was that sent
4806	[15/02/2022, 23:18:30] Gail: This was in an email yesterday??? Why say this?
4807	[15/02/2022, 23:19:22] Gail: If you ever had an issue with Bobby or me, why did you not say something
4808	[15/02/2022, 23:23:11] Darren de Rodez.: The email from me was written in response to their summary requisitioning of my money. Not the other way round. To your mind what justified their sudden desire to terminate the relationship.
4809	[15/02/2022, 23:23:22] Darren de Rodez.: There is lots they clearly have not told you
4810	[15/02/2022, 23:23:43] Gail: We spoke several times re Bobby's services, I even mentioned that there was another service for both pool and garden at Hove and questioned whether you were paying twice for each one....
4811	[15/02/2022, 23:25:08] Gail: Then please tell me, why you said or made out that it was all me and my husband that was not authorised to be there?
4812	[15/02/2022, 23:26:50] Darren de Rodez.: Please tell me what face the ladies said about Whst was said and by whom ?
4813	[15/02/2022, 23:27:10] Gail: Then enlighten me....because this is exactly what is breaking my heart and really upsetting Bobby too.
4814	[15/02/2022, 23:27:27] Darren de Rodez.: And what the trigger for the termination was. Because I'm lost although I have a theory

4815	[15/02/2022, 23:29:52] Gail: Again, i dont give a shit about the termination, all i want to know is why you questioned me and Bobby and implied that i was milking you? If something was not to your satisfaction, why did you not say something?
4816	[15/02/2022, 23:43:20] Gail: It took me about an hour to send you the first message, only to say that i am so sad, i never intended for this convo to go this far....it was meant to be personal, but i still cant seem to get the answer i am looking for....to me, I was in awe of you and i really thought that maybe I was the same for you because even when we clashed, it was kinda good, because we sussed each other out and respected why we clashed in the first place. For the record, what i did for you, was because I really wanted to do it - I really dont care about any payment for it, I got my reward from the people that i worked with and trying to make you proud. Just know, i tried .....the rest is now up t you.
4817	[15/02/2022, 23:44:38] Darren de Rodez.: I give a shit about the termination because a) it's causing us huge damage , b) it is absolutely ridiculous not to mention illegal and ) it came from nowhere and no one has yet to give a plausible reason. A double booking from October. A message about the Transformation legend. Complete from the content client better refund that May or may not be due so the premise is that in taking the moral high ground because termination is conveyed as being made on a moral basis or judgement basis and their response to that is to behave Immorally and to affectively trying to pull down the business brick by brick. How does somebody write an email like that with a straight face in affect standing on the moral high ground preaching about ethics and probety while at the same time stealing somebody else's money. Because that is essentially what it is. Invoices which I've sanctioned which need to be paid by Cape Luxury are far less than the balance of funds sent to them. Cape Luxury has no responsibility in regards to any invoices other than those in its own name. Therefore because there is no obligation on Cape LuxuryTo settle any invoices there is no need to hold funds. It is for me and me alone to say who to pay anf not to pay. If I was still expecting Cape Luxury to settle invoices that I was sending over then yes they would be but the agreement was very clear that from the point of the conversation that we had all invoices including those that were on the desk were to be returned and we would settle them whether that be fees or whether that be snow over that pages. It is not appropriate for Cape Luxury to choose which one of those invoices they think it should settle without our consen. It looks like it's simply protecting its own re s he abd charges as the reason for the money grab ie it is to protect payment of the invoices that relate to internal invoices and relationships i.e. this is more to do with ensuring that there is sufficient money in the account to clear the invoices of those around thst da be because it looks from the outside as though the grab on the completion funds is to ensure that invoices raised either internally or with partners of Cape Luxury Are paid irrespective of whether we sanction or decline then. You can requisition funds to pay without affectively internal invoices. In those instances it actually looks a far worse than the requisition of funds for others that are not connected to the business. For two weeks I have been trying to get an answer as to the balance every time I asked I am told speak X I'll speak to wine or I don't know when I ask about specific invoices or entries onto the account I have yet to get a clear answer on anything. Yep after making transfers approaching 600,000 not to mention at least another 50,000+ from Bookings and another 200,000+ from Bookings relating to the Christmas period as well as constant flow of monev coming in from Hamptons I am told because there is the fear of a
4818	[15/02/2022, 23:45:11] Darren de Rodez.: This is why am asking what your understanding of the motivation is because as external party it looks simply like a grab on money to protect internal invoices but if it's something different then I need to be enlightened
4819	[15/02/2022, 23:53:26] Gail: You do know this a whole bunch of bullshit! You also know that at no time ever would either Jenny or myself try to cheat or steal....I simply will not believe that!! We are all people with good intentions and something got fucked up along the way. There is absolutely no reason to 'finger point" anyone, when we were well on our way to making a good success of this. Absolute crap!! I will not accept this!! Call a truce and lets all get on with what we are all good at. Dammit!!!

4820	<p>[15/02/2022, 23:55:18] Darren de Rodez.: But if the inference from anyone is that I came to them with queries or concerns or any request for an audit that is entirely wrong. It was Jen and Cutey came to me when they had finished the audit and asked for a meeting and basically said for me to prepare myself for bad news. It was not presented to me in a way where I felt they were defending any of the deductions or even necessarily looking for a factual response. My impression was that the meeting was about informing the client that one of the phone has been At best sloppy and at worst criminal. Initial momentum took the conversation in the direction of impropriety came from them and not me. There are issues that I have with deductions on that list there are number of issues in fact some might simply relate to Poor judgement for serious overspending and others I have a more serious concern. These concerns could've been addressed very easily face-to-face. For example management fees on some would be considered reasonable and others are strictest in which we handed back and had no tenants on legend which I manage myself would not. The rational sensible and professional thing to do would've been to sit down and discuss it and I do not believe anybody introduce self would have been so stupid as to destroy huge amount of future income or green over 5000 or R10,000. That's nonsense</p>
4821	<p>[15/02/2022, 23:57:38] Darren de Rodez.: But the push for the meeting and the push to discuss the schedule and the push or concern that there was impropriety or something that put take luxuries name or reputation on the line did not come from me I did not call the meeting I did not set the agenda and I did not set the tone. I voiced my opinion in regards to things like the management fees but that is something I would have no issue sent your face. Therefore I understand this even less because from my perspective and I may be reading this wrong it looks as though someone sees things in the books they do not like they're concerned that those things this season they do not like somehow makes Cape Luxury liable, and because of a paranoia about liability and reputation Cape Luxury take over the aggressive stance and rather than put out the fire they decide to burn down the whole village so there is no evidence of the fire. But it seems to me the best way to shine a spotlight on the fact that there was a fire in the first place is for everybody to start throwing lawyers at each other</p>
4822	<p>[16/02/2022, 00:00:03] Gail: You see, nobody was out to get anybody - so no 'blame throwing' necessary. Its simply stupid. There is no fire, unless we build one ourselves. 🕯️</p>
4823	<p>[16/02/2022, 00:00:44] Darren de Rodez.: What also strikes me is there is absolutely nothing that I said at that meeting before or since about you or Cape Luxury that I would not say to your face yet I feel that the same could not be said about others to rather than question you directly or knowledge that something screwed up at some point down the line the message sent to you and others is that I kick up a huge fuss. But I haven't kicked up a huge fuss until I start getting emails from them implying something has gone wrong on my side. So I can't stress enough but whilst I have issues with some of the entries on that form serious issues in regards to some none needed to be relationship breakers if we could have sat down and I could've been tested the better. But again even if I raised issues is my right as the person funding everything and to the tune of almost 600,000 to ask questions. However I must stress again the only questions prior to that meeting that I have asked of those who are copied into O2 you frogs ample querying transfers to Mercy or Craig how many housekeepers they were on a particular job that was the extent of my queries prior to that meeting so again I'm not sure what you're being told that the momentum wasn't from my end the push the answers are not from my end it was entirelyLed by the other side of the table the people on the other side of the table who called the meeting</p>

[16/02/2022, 00:04:10] Darren de Rodez.: So are we saying for example that had that meeting on differently and I sat there and went no I am happy with 100% of the charges and deductions I'm not happy with 100% of the amount spent and I'm happy with 100% of the paper trail that we will be laughing and jolly good friends it does not make sense. Apart from anything else it looks even more dodgy as soon as we sit down and we discuss the schedule and David questions are raised rather than addressing and agree an outcome for example on the management fees that may have been to waive Clifton and legend pay the others whatever the final arrangement would've been it would've been quick and easy and painless to have discussed the same as most of the judges so to go from that meeting for which I was the only one to actually then issue a minutes after it and a plan of action again makes no sense. I can't away from the meeting that with a negative attitude not with all guns blazing with demanding had to be chopped off but with a list of things we could do to improve the situation varying from taking the strain off of gym to improving the accuracy of the bookings adverts and so on and so on and so on from memory there was 20 something points on the thing that I fired off after the meeting So I keep away and came back we constructive ideas not one of them called anybody to be mutilated or burned at the stake or legal action or criminal charges they were all positive from memory I will have to dig out that list but I was the only one that did that and nobody picked it up there after so again it looks to me like somebody decided something within the relationship was either a hot potato what the potential to be a hot potato and hasn't called that hot potato down with some nice comment is decide to put some petrol in it and then Set the bloody thing on fire

4824

[16/02/2022, 00:07:19] Darren de Rodez.: I'm also disappointed because Cutey is one of the most intelligent and talented people I have met. There are few people I would hold in that high regard professionally and she is one of those people whose brain capacity and general talons is so annoying that you would hold them in all. So for her to turn around and do this is extra shocking. It is also frustrating because in partnership we could have accomplished so much. So this paranoia about reputation is leading to people assuming the worst constantly. Sorry to come back to that screenshot that I sent what I am saying to somebody what an amazing transformation Legends has gone through and extolling it switches on its facilities and I say something along the lines of two years in the making who gives a toss whether it was two years two months to weeks two days. They meant to cheat on that property in the two months you there is the same as two years. Whether I meant to say two months or two years I don't remember but this is a red herring and a complete distraction. If the place was a rundown piece of shit that I was trying to sell as a flawless diamond then yes absolutely this misrepresentation with me to turn around and say how amazing the transformation is on legend and then had that thrown in my face as if I'm somehow going on Airbnb and misrepresenting fact is ridiculous. And it's out of the something like 80Thousand messages exchanged on Airbnb in the last year that is the worst I can dig up and clearly they were looking to pick up stuff than that says a lot because you cannot delete messages on Airbnb be there for ever that there in your inbox or your archive they do not disappear and yet all those months of messages with thousands of messages that were sick to find is me saying to somebody what an amazing transformation legend has been. Really... that's it.

4825

[16/02/2022, 00:07:35] Gail: Okay, then with all that said, can we maybe sit down somewhere at a coffee shop (neutral ground) and hash this out. I would not be chatting with you for this long if i did not think it - you were worth it. By the way, your last message, i do not understand at all....to much 'garble' 🤔

4826



4827	[16/02/2022, 00:10:19] Darren de Rodez.: And apologies as some of these messages make no sense I'm using the dictation app and sometimes it has a mind of it's own. But I'm finding all this incredibly confusing and incredibly unnecessary and to be honest hypocritical. Particularly when people expect a moral compass that I have to be so pure and white yet their own is brown and shitty. They make insinuations without backing them up but the situations amount to my issues such as misrepresentation as referred to yet they consider it appropriate to affectively go into partnership with their business and then when there is something they do not like not withdraw gracefully or professionally but we affectively switch off the lights. Cape Luxury was our bank account that now stops. Cutey was supposed to be sorting my Visa so I can get my own bank account that has not been done therefore I have been put in a very bad situation not by me but by then. And the same with the adverts it was insisted that they take control of them which they did for which I can see almost no bookings in return but to take control of them and then use that and effectively turn off the light is also unacceptable. To receive my R600,000 for me to not pay the Bookings.com invoices despite me authorising those the point where they have now turned off the profiles. This is not acceptable. This is not moral. To hold our funds so that staff wages cannot be paid this is not normal either. To take actions that bring the actual existence of the business into question bearing in mind if it's failed there will be dozens of people out of work this is not well either. So it is hypocritical that the stance been taken is one of morality when clearly in the last week none has been shown
4828	[16/02/2022, 00:11:13] Darren de Rodez.: Sorry I am tired and I have realised that his dictation apps but if you do not annunciate ridiculously like a BBC news reporter it does not hear what you say and any background noise buggers it up
4829	[16/02/2022, 00:11:43] Darren de Rodez.: I'm happy to discuss things. But I fear it is near you know me the toes the key
4830	[16/02/2022, 00:12:32] Gail: ?????
4831	[16/02/2022, 00:15:44] Gail: One last thing, i really need to know.....do you really think that i was out to 'milk' you or do you love me too?
4832	[16/02/2022, 00:20:05] Darren de Rodez.: What I mean by that is any chance of putting relationship back on track would have to come from Jen and Khadi because as with most things whilst occasionally I may flip will get annoyed and actually incredibly calm and levelheaded and really threw my toys out of my pram and if I do it's usually just the old raffle. I personally don't see them coming back from their current position but that's mainly because I don't understand but I can't position is all about out but so sure they would've been 100 better ways of dealing with it
4833	[16/02/2022, 00:23:19] Gail: Probably, maybe....but its a personal thing for me... and, as i said, i would not have spent the time, if i did not think it was worth it. 😊
4834	[16/02/2022, 00:35:07] Gail: So now can we continue with our normal banter? I have been dying to tell you..... there is word the Channing is coming to Cape Town!

[16/02/2022, 00:36:50] Darren de Rodez.: The The relationship and the whole enterprise was very personal and nature particularly because it took several people who were it not for the business relationship would probably have got a deeper and deeper personal friendship and there was a risk that any business relationship would cause problems with that even just small disagreements but it was to the attitude that disagreements were not just okay they were to be expected particularly when you have people who are strong willed and intelligent and independent and feisty and that applies at all for which is why I find the whole thing bizarre. I almost feel like The need to be a phantom in the room someone calm and methodical and a cheque to. Like I say and I keep coming back to I do not understand the reason for the termination. Because it seems to me that whatever their perception is it is either based on paranoia or his wife wildly over the top and the idea that somehow Cape Luxury would be made to look like some Charlotte an outfit because somebody and have a double booking back in 2021 is I'm afraid paranoia because things do not work like that. And for all this talk about perfect reviews and reputation certain things seem to have been forgotten. We didn't write our way into super status we earned it and we didn't drive away to keep supposed status we earned it. When I had just Hove we had five stars out of five stars every single stay and everyone was very happy and when it was just over I cannot think of more than one or two double bookings with bearing in mind I rang entire thing off an Excel document is actually pretty impressive so there is talk constantly about double bookings and impropriety and whatever is training is distracting its pointless and says nothing. I come back to the point again if our intention was ever to do anything inappropriate Why the hell would we ask somebody who is very Germanic in nature and very careful to God I relation her reputation who is very accurate with numbers who is extremely strict in regards to protocols and contracts and abiding by the law and by the terms of credit card company rules and regulations. If we don't do anything inappropriate Jim would have been the last person we came to to do all that to do apple please take a deposit to our contract into reason we went with Jim is exactly that because we wanted those things to be perfect

4835

[16/02/2022, 00:38:09] Darren de Rodez.: It's best for me to and particularly when I'm hearing that person a said this a person be said that because I find it quite unsettling and I did reply to this consider Cutey and Jen to be friends so again why did they not come to me with whatever this concern is because I do not know and it still does not actually address any of the issues that I had with the phone rather than address them they literally pull up the drawbridge so again I'm left with answers or understanding if things were just miscommunication or error or worse

4836

[16/02/2022, 00:38:15] Darren de Rodez.: Yes he is staying at legend

4837

[16/02/2022, 00:39:42] Gail: YOU WISH!!!

4838

[16/02/2022, 00:47:07] Gail: Thats exactly what i am saying about me and my services, but lets get this resolved. And you tell me, if there is something you are not happy with or dont understand. That is only fair!

4839

[16/02/2022, 00:53:47] Gail: So its Tom Cruise and Channing that are here .... he he, just to make you drool!

4840

[16/02/2022, 02:49:22] Darren de Rodez.: Have you seen the most recent mails from Kathi btw

4841

[16/02/2022, 09:56:16] Gail: Good morning, nope

4842

[16/02/2022, 12:53:04] Darren de Rodez.: Okey. Well the way she is taking this there will be no friendships. She seems to think the 'scorched earth' method is the best way.

4843

4844

I'm beginning to wonder how much of this is sensible and logical and how much of this is just about showing off to your best friend how clever you are and what you can do for her to "protect" her when you're infact she's actually doing Jen huge disservice because this will go down a path that isn't good for Jen either

4845

[16/02/2022, 12:56:21] Gail: Oh no 😞 What a shame... maybe let it settle a bit.... I really did try.

4846

[16/02/2022, 13:01:27] Darren de Rodez.: If she continues like this and Jen allows her to there will be no settling. There could be an orderly hand over. This is the opposite. It's like a fire sale

4847

[16/02/2022, 13:03:15] Gail: 🤔🤔🤔

4848

4849	[16/02/2022, 13:11:33] Darren de Rodez.: And are you any the wiser?
4850	[16/02/2022, 13:13:46] Gail: I really did not have much to do with the 'procedure' .....
4851	[16/02/2022, 13:21:56] Gail: But i did provide all the slips of my spend ....
4852	[16/02/2022, 13:23:06] Darren de Rodez.: I know that. But people drive process. And Jen is the principle. She can listen to Kathi's advice. Nothing forces her to follow it.
4853	
4854	The entire approach will cost us a fortune. Whereas an adult exit would not.
4855	
4856	And I'm really running out of patience
4857	
4858	Ps. And ironically everyone is now worse off than before the relationship because before you would've sent stuff to us, us to you all that kind of stuff ..., which over the years and months is considerable and this is entirely logical
4859	[16/02/2022, 13:24:48] Darren de Rodez.: In life you can make enemies accidentally along the way. To go out if your way to make an enemy seems crazy. To turn a friendship sour to do that is also crazy.
4860	
4861	But after all this is over I don't want to hear "Kathi made me do it". It'll be too late
4862	[16/02/2022, 13:26:28] Gail: Understood.
4863	[16/02/2022, 16:21:20] Gail: Hi there, okay, so I have a booking for you at Legends - how do you want to proceed. It is through Rawson
4864	[16/02/2022, 16:21:48] Darren de Rodez.: Proceed as in?
4865	[16/02/2022, 16:22:12] Darren de Rodez.: As long as Rawson's don't also try to steal my money lol 😊
4866	[16/02/2022, 16:23:50] Gail: It's the one I told you about 16 - 20 June @ R 20 000 per night less 20% com - you good with that?
4867	[16/02/2022, 16:24:45] Darren de Rodez.: Entirely depends if payment is now. Otherwise it's of no use to me.
4868	[16/02/2022, 16:25:51] Gail: 50% Payment will be made immediately and then the balance 30 days prior to arrival
4869	[16/02/2022, 16:27:52] Darren de Rodez.: What does that work out to in GBP per payment
4870	[16/02/2022, 16:28:32] Gail: On another note, please let Bobby know if he must still continue with the garden at Hamptons and pools - kindly confirm if you still want him to do so and if you do, where and to do what - Lordie that sounds so complicated 🤔
4871	[16/02/2022, 16:32:05] Gail: So it will be GBP 779.70 x 4 = 3118.80
4872	[16/02/2022, 17:08:41] Darren de Rodez.: Just to confirm this is for half or all of legend and how many people s it for?
4873	[16/02/2022, 18:18:11] Gail: Full house 9 Adults, 7 kids and 2 babies
4874	[17/02/2022, 02:14:03] Darren de Rodez.: sorry for the late reply.. been a crazy busy day., but not Indian eh? ;)
4875	[17/02/2022, 06:57:31] Gail: Good morning, nope it's Jewish people, I think looking at the names.
4876	[17/02/2022, 15:23:36] Darren de Rodez.: Okey dokey. As long as they make some nice fish balls 😊
4877	[17/02/2022, 20:49:54] Gail: Hi, just got in... ok, I will prep the docs..
4878	[17/02/2022, 20:53:01] Gail: Hey, just got word that you were not happy with my services... please tell me why?
4879	[17/02/2022, 20:54:15] Darren de Rodez.: Great..
4880	[17/02/2022, 20:55:05] Darren de Rodez.: which bits are we talking about now and who has said what.. im losing track with all the "he said and she said" stuff
4881	[17/02/2022, 20:56:37] Darren de Rodez.: it might be more fruitful if someone asks Jen wtf she's doing and to call off her Rottweiler before I have to chop its balls off

4882	[17/02/2022, 21:01:28] Darren de Rodez.: image omitted
4883	[17/02/2022, 21:02:50] Gail: 😬😬
4884	[17/02/2022, 21:23:33] Gail: .... and om fidning out more and more about the management services that im not happy with
4885	[19/02/2022, 16:56:49] Gail: image omitted
4886	[19/02/2022, 16:57:05] Gail: My breakfast this morning..
4887	[19/02/2022, 16:58:29] Darren de Rodez.: Ooooooo 😊😊😊😊😊
4888	[19/02/2022, 16:59:24] Darren de Rodez.: Is that salmon swirls ? 😊
4889	[19/02/2022, 16:59:41] Gail: Off to do a braai for an American group now...
4890	[19/02/2022, 16:59:53] Gail: it sure is...
4891	[19/02/2022, 17:00:06] Darren de Rodez.: We have a lot of requests for thst tbh.
4892	[21/02/2022, 13:42:13] Gail: Helloooo. See you have been a busy boy this weekend. I have been looking after another set of my American boys... this time, its full catering with breakfast every morning and dinners every second night. So far, so good.
4893	[21/02/2022, 13:43:49] Gail: Re the June booking, when is Legend free for a viewing?
4894	[21/02/2022, 13:44:29] Darren de Rodez.: Busy ? When am I not. But what did I do this weekend.
4895	[21/02/2022, 13:45:17] Gail: Lots of emails sent... haven't read any yet, but certainly heard about them 🎮
4896	[21/02/2022, 13:48:57] Darren de Rodez.: There would be no emails at all if the girls actually did what they promised and produced an account and paid me the money out of me. I worked out that between my transfers and Bookings.com transfers from my account for money I generated last year that went to them there is a total of about R800,000 that they have received and with the best will in the world there is absolutely no question the invoices come to anything close to that so they are illegally holding my money. Worse it's been two weeks now and they continue to hold my money. If I was doing this to the gym or Katti they would be going apeshit and calling me all the names under the Sun but it is okay to do that to me. My attitude to the invoices such as gardening or pool or property management would have been 1000 times more relaxed where it not for this battle because of this battle I have no choice but to be extremely inflexible. That is the advice I've been given.
4897	
4898	And I hear that Jen has been equally busy this weekend
4899	[21/02/2022, 13:49:45] Darren de Rodez.: Anyway. I've had enough of speaking about it. Re the Junr let. How about tomorrow afternoon
4900	[21/02/2022, 13:51:42] Gail: Are the dutchies gone??
4901	[21/02/2022, 13:52:55] Darren de Rodez.: Perfecto. Are you thinking of legend for them
4902	[21/02/2022, 13:53:25] Darren de Rodez.: Yes. We currently have the cabinet secretary for home affairs staying. 🤯🤯🤯
4903	[21/02/2022, 13:54:17] Gail: Yes, we discussed it last week, remember, the Jewish people... 9 Adults and 9 kids
4904	[21/02/2022, 13:58:43] Darren de Rodez.: Noooo. I know. I meant the Americans but I misunderstood I thought you said you looking for please please. If there is a channing look like send him my way
4905	[21/02/2022, 14:08:34] Gail: image omitted
4906	[21/02/2022, 14:11:41] Darren de Rodez.: VERY NICE,, I HAD A FREIDN CALLEDS JOHNIE WALKER TOO
4907	[21/02/2022, 14:14:02] Gail: 😊😊
4908	[21/02/2022, 18:13:42] Gail: Hey me again. How long is he staying for if we want to do a viewing??
4909	[21/02/2022, 18:44:55] Darren de Rodez.: I will go and ask his head of security. He seems to make the decisions 🙏🙏
4910	[21/02/2022, 18:45:19] Gail: Ok cool, thanks hon


4911	<p>[21/02/2022, 21:11:27] Darren de Rodez.: Can I ask a straightforward question in return for a straightforward answer. No politics or games. This does not seem like Jen. From what I know of Jan she is a very human human. And I never had her labelled as in any way callous or heartless or messenger. The way this is being handled is incredibly confrontational and counter-productive. Also for someone who is very logical and sensible this makes no sense. If she had wanted to terminate the relationship I wouldn't have stood in the way or caused a fuss. I would've been disappointed and felt it was a huge missed opportunity for everyone but I definitely would not have stood in the way otherwise it would've been a partnership of resentment. So if intentions were genuinely honourable and the only motive was disengagement then there are many ways to achieve that. Obviously if the intention wasn't honourable and the main aim was to grab as much money as possible then the strategy makes more sense. But I would never have Jen pin for mercenary. And to my knowledge I have done nothing to cause offence or in any way malicious towards Jen. So the unilateral way in which this is being handled and a complete lack of communication including frogs ample providing an account or even the basic stuff like a diary for Hamptons so we know what to book and what not to book or schedule of payments received so we know where we stand. The way it's been handled is like to enemies at war. Right from cat is initial communication android through their stance has been completely intransigent with no scope for conversation flexibility which then forces us to take it off-line. Had this been done in a friendly way then so many of the things that we are forced to reject we would've taken a relaxed view on. So again I don't see what it achieves. I have no idea what the plan is in part because I have no idea what the motive is. I'm not even sure I know what the goal is. But why would you pursue a strategy and a behaviour that is the most confrontational option when normal adult conversation between no adults would I imagine attitude a result everybody was happy with. We are about to go in to the second floor which where someone has our money and has affectively slammed the door shut on us and given no indication as to what the intentions are other than obviously taking from that money. If the roles were reversed they would be furious. And I'm confused as to how long I'm expected to sit patiently bye and watch two people best show absolutely no thought or care for us and at worse are intentionally trying to destroy the business rather than simply protect themselves. If this is over double booking from October or conversation on Airbnb about how wonderful the transformation is a legend and the fact that it took two years or two months or two days or two lifetimes would be bizarre. There is clearly more to it and clearly have no intention of sav. But now in considering the options I need to</p>
4912	<p>[21/02/2022, 21:40:22] Gail: I hear you D, hence why i reached out a while ago to say what i had to say. I can honestly tell you as you asked, Jenny is one of the most non confrontational, kind and pleasant person i have ever met. Your instincts are correct about her. You did not read her wrong and neither me. At this stage, seeing the banter going on (and also not knowing what the communication is between you and Kathi) it makes me also question why it had to be so aggressive. The one thing i do know and maybe because i am a little older, more experienced, that sometimes shit does go down, but its how we deal with it, is the key. I am still in the hope that</p>
4913	<p>[21/02/2022, 21:50:25] Gail: sorry got interrupted...</p>
4914	<p>[21/02/2022, 21:55:41] Gail: I am in the hope that we can really sort this all out, if we just can sit together, fresh minds and just chat. We started off so well, we made a caring relationship. Jen and I have been doing this for a long time and we would never have opened ourselves up for this hardship with any intention of it turning bad. Never before has she or I risked our reputation if we did not think that it would be worth it.</p>
4915	<p>[25/02/2022, 17:06:41] Gail: Hello there! How are things going with you? I have stayed far away from the 'maddening crowd' but hear snippets here and there.</p>
4916	<p>[25/02/2022, 17:08:34] Gail: Finishing off with my American boys tomorrow - been cooking for them for a week now and am very tired. My knee is totally f.....d and it looks like I will be needing a knee replacement afterall 🙄</p>
4917	<p>[25/02/2022, 17:26:49] Gail: I have some interest in Luxe.....from when is it available?</p>
4918	<p>[25/02/2022, 17:58:33] Gail: Can you please send me the pics for Luxe - the latest ones - I think this may just work and its a nice long term one.</p>
4919	<p>[25/02/2022, 20:59:56] Darren de Rodez.: Im ok. Still functioning on 20 hour working days..I only noticed yesterday some emails from Jen re the whole thing. In one she'd mentioned something about me confirming or proposing a solution by 8am the following morning. But i only spotted it yesterday.</p>

4920	
4921	Its got crazy crazy busy on bookings which is great ,, but now the huge office team which consists of me, with help from me, the office junior me, the receptionist with the big boobies me, and my boss, me (who by the way is a cunt and me no likey) . 🤖🤖🤖.. Hence totally missed her email or for sure would have responded.
4922	
4923	The whole thing is totally unnecessary. If Jen had wanted to break up shed only need have said. id have been upset and disappointed but these things happen. two adults should be able to sort separation.. who gets the dogs, who gets the Barry Manilow CDs, who gets the dildo collection. It would have been very easy, and could have been pretty straight forward. The majority of invoices would have been fine to pay and those where there were issues discussed and agreed.
4924	
4925	I suspect someone with a very combative nature and who wants to appear as the white knight saving the damsel in distress. But whoever has been driving strategy clearly works with theory and commercial war games rather than people..
4926	
4927	The solution to this comes from people when people talk to people... it will not come from a law book or an accounting manual . and it definitely wont come if your first move is to attack and then carry on attacking
4928	
4929	Nort does it make sense to get down and dirty. There might be a technical winner in a bar fight but both can come away very badly hurt
4930	
4931	The irony is that this is supposedly about reputation yet the strategy employed is the best and fastest way to attract damage to that , and going round slagging me off does not then shower Cape Luxury in and any kind of glory, it just makes the spectacle seem grubby
4932	
4933	I don't think ive ever been unreasonable on any invoices or payments. Or with jen in any way , And I fully funded the project and requests for cash injections through december and January so there was always funds to do the pay-outs. Only right at the end did things become tight ,, but that was after a month without a single new booking.. which ironically had become jen's remit
4934	
4935	I sent over half a million in one month. Not to mention the 6-12 months prior to. All the investment in the properties, rents, wages, furnishings, marketing, labour materials. Add all that up, then add the omicron losses and refunds, yoco etc and its well past the R15 million figure. Apparently that's all been funded by half a dozen double bookings.! Whoever started that theory cleared didn't graduate maths
4936	
4937	Ive heard so much nonsense spoken about me. My jewellery or art collections stolen, lol, yet its insured by Lloyds of London and housed by Maddox of Mayfair. Hmmm, then theres the old man I supposedly did led yet were are best friends and hes coming to a stay ofr a month in May., The bf im supposed to have bashed around yet hes 6'4" and I spent two years getting whacked. Or the bf I also supposedly shafted and yet we chat daily and often discuss trying again, oh yes, that I changed my name to evade hordes of creditors, nothing to do with taking part of the surname of a future husband, of course not. Not that changing part of a surname would do that anyway., doh.
4938	That, I owe people or banks a shit load of money. Yet I have a triple A credit score and have passed the last 5 tenancy checks with flying colours and have zero debt. That I came here to avoid all that shit. Yet I have a home in London where im registered at , on the voters roll at, yet not one single letter or debt visit in the entire time ive had it. Me think the two tenants might not be happy if that were so. One of whom last year worked for the US embassy and if I can pass their crazy deep background checks i think this idea im some bonnie and clyde might have a few holes in it

4939	
4940	And yet while im undertaking this double life of villainy im working 20 hours a day every day of the year.. wtf would I be doing that for if I was operating all these side lines. Has anyone seen me spend a penny on myself.. ever...
4941	
4942	And if jen thinks the person she saw and worked with and who everyone sees daily as my office and home are one and the same thing thinks im putting on some act then I deserve a fucking Oscar. Because there is method acting and then there is method acting and clearly im playing a character 24/7/365 .... Hollywood here I come..
4943	
4944	The idea that we intentionally create double bookings is one ive heard a few times. As 90% of double bookings involve an airbnb or bookings ,com client and as the platforms only oay out after the guest has checked in or checked out where it e financial benefit. Where a doible booking si between private client and platform client the private client has alwaxt \,d '[fdvdfdn d
4945	
4946	The entire reason we partnered with Jen was to professionalise the lettings. The marketing, the processing applications and deposits, the bookings, the contracts
4947	
4948	The biggest appeal was jens organisation, non compromising approach to rule, doing thigs throughky so as to avid double bookings s and the ability to work late
4949	
4950	Why would we take on someone with very clear principles and rules as well as red lines if the intention was to do anything dodgy
4951	
4952	No one has through this through before they add one and one and get five
4953	
4954	And another question, how would jen react if one day we sent an email saying we were terminating the relationship and that the I mean they had sent us was being requisitioned. and we alone would decide how it was spent and let him know afterwards. all the time while not producing statements of accounts. Jenny would quite rightly go mad they found the blue we told her we were holding onto her money in spending it as we saw fit
4955	
4956	this whole combative approach forces everybody to fall behind legally safe lines. so where is in a normal world when adults are having off the record chats figures are reached for invoices due my compromise is made and both parties are happy. however when at war empathetically when you have lawyers talking in your ear as it seems both Jen and we do it means you did not even discuss office for fear of it being thrown back at you should the matter end up in court
4957	
4958	it's a waste of time and money. I've had to take Brice from an old friend who used to be head litigation for Shell. so you can imagine how many very serious and complex cases he had handled especially those of a commercial or contract nature. he now works for an extremely effective law firm in London and has been advising. but even though because he is a senior partner Im lucky in that because he's a senior partner he has been able to get me hey reduction of almost half in the hourly charge out rate based middle ranking expert rather than senior partner you still looking at 500 pounds per hour. swipe already locked up around 10,000 pounds bill. and then what people set I respective lawyers on each other and stand by shouting my lawyer is bigger than your lawyer. with both of us having to fund legal fees in the 10s or hundreds of thousands. when adults are perfectly capable of sorting it out in no time not able to leave their ego or their war games at home
4959	

4960	<p>county sent me an email some ***** about defamation. I have discussed the matter with almost no one as it does not reflect well on us making us look naive at best and it does not reflect well on any of us. The one or two I have spoken to I have kept it to the facts. what Kathy doesn't seem to take on board is that the facts no matter what spin you put on them or what justification you try to attach to them does not look good for Cape luxury. because to put it very simply a partnership was dissolved by one party, with absolutely no consultation or notice, at a point where the account what's the most in credit its ever been, and invoices to keep luxury and those with whom it is in bed with we're at the heist, where no accounting of any kind has been done for rental receipts to date, weather at partner you had terminated refused to engage in conversation after the termination, and who did not provide any form of accounts or audit as they promised then or at any point since, it is therefore self evident that no matter how anyone tries to play or portray this it reflects extremely badly on the aggressor. Especially as the aggressor has chosen the most aggressive and confrontational and non cooperative pause possible and given the victim absolutely no involvement in the process of the outcome.</p>
4961	
4962	<p>if Jenny wishes to think that I'm a monster. Sense of judgement was such cute well my acting so incredibly convincing for months in all environments everyone was fooled but even if she thought me a monster nothing stopped everyone sitting down and using that table as a basis for discussion first working through those where there is no issue and then working on those where there is. As it is I think we can agree the current approach has achieved absolutely nothing other than to make each side even more angry. we have not advanced any further on a single invoice. and worse because of the confrontational and potentially legal implications of the way this is being handled we find ourselves in a situation where invoices or parts of invoices that would likely have been approved anymore friendly and less confrontational environment simply cannot be.</p>
4963	
4964	<p>end his out lawyer pointed out where this strategy is fundamentally flawed is that in almost no instances are the invoices under discussion in the name of Cape luxury. 99% addressed to me go to our business. as such to refer to it as a sequestration of funds is entirely false. if there were dozens of invoices in the name of luxury luxury acting reasonably in regards to protecting itself from vast liabilities that could possibly have some merit at court. but with in terms of numbers or value the vast vast vast majority are addressed to me business. Literally no justification for withholding monies to pay invoices addressed to somebody else and for which somebody else is liable. You don't have to be a lawyer to understand that point end when I've spoken to the lawyers they continually question to whom the invoices are made or the liability is because they cannot get their head around this strategy of sequestration when all the invoices coming through the books addressed to me or our business and not came luxury. they had some interesting phrases imma gods two whoever thought up this strategy but one thing they are absolutely clear on is the grab of funds plus the lack of accounting for those funds plus refusal to return those funds is highly illegal and simply passing it to a new firm does not make it anymore legal. Because there is no justification for withholding the funds and because Cape luxury cannot justify paying invoices that are not made out to them liability falls to keep luxury and therefore any damage caused as a result also forced to keep luxury. Sir any demonstrable damage that we can show what is happened as a result of the withholding of these essential funds is another potential liability. So heaven knows who thought up the strategy or why but it is serving no one and harming everyone.</p>
4965	<p>[25/02/2022, 20:59:57] Darren de Rodez.: Anyway enough of that apologies if there's lots of errors or typos or odd words but I'm using the dictation software</p>
4966	<p>[25/02/2022, 21:00:03] Darren de Rodez.: 🤖🤖🤖🤖🤖🤖</p>
4967	<p>[25/02/2022, 21:00:24] Darren de Rodez.: yikes, knee surgeruy</p>
4968	<p>[25/02/2022, 21:09:08] Darren de Rodez.: I have to go to the hospital too. We'll be in matching wheel chairs</p>



4969	[25/02/2022, 21:16:15] Darren de Rodez.: this discation software is clebver andsavwes my figers sbut ibve realised ikt also encoiurages crazy long ass messages
4970	[25/02/2022, 21:20:30] Gail: Holy carumba!! I will have to read that all again carefully ..... i really had no idea about the actual words, but I can definitely feel your frustration. I am so sorry that it has come to all this....me, myself, I, am still the same person you met and, as i said, have had no hand in what has transpired. My only fereeble with you is that you doubted or 'slagged' me and my work ethic. As you know, I have kept the 'peace' with you because I really, really think this whole thing has blown out of all proportions and again so unnecessary. So, from what I could understand in your long long long message, I agree that it could have been taken with a different approach.
4971	[25/02/2022, 21:22:15] Gail: Yeah, unfortunately for me, my medical insurance lapsed due to Covid, so i will have to deal with our equivalent of NHS - so you can get the ferrari wheel chair and i will get the VW Beetle 
4972	[25/02/2022, 21:26:44] Gail: So, now .... let me try to help here....I have a guy who really likes Luxe for a 6 months rental - great for winter months and i have offered it to him at R 200 000 per month. He would like it from earliest in March, but as he is from Dubai, wants all the bells and whistles too i.e chef and security. 'This i will charge him extra for..... but i need to know from you what the situation is.....I see there is another booking until the 15 March...is this confirmed.....can i tell this guy that it can be available from early March?
4973	[25/02/2022, 21:29:48] Gail: I also know that Anton has been on your case re payments....tell me, honestly, what or how can you do this? Are you able to ? Why I am asking, is while you still have these properties, let me help you get this stay that can maybe cover this? Your thoughts?
4974	[03/03/2022, 07:32:26] Gail: Good morning, We have a booking for Hamptons arriving this weekend 4 - 8 March via the airbnb channel. Will you be honouring this booking? Kindly let me know so that i can make a plan should you not wish to do so.
4975	[03/03/2022, 08:35:22] Darren de Rodez.: hi, sorry, i just realied i didnt answer the messages of before.
4976	[03/03/2022, 08:40:30] Darren de Rodez.: ive been asking since the day Jen and Kathi decided to terminate things for a diary for Hamptons and i still dont have one. and been asking to be involved in any booked future lettings booked rather than the nonsensical, unnecessary and damaging initial proposal to to cancel them or refund them./ As long as no booking has been taken for those dates then of course we would honour it. Any boking we are made aware of for any property and date would be honoured. The only exceptions will be where due to our not being told in advance and therefore the diary not being blocked a new booking has come in. CAN SOMEONE P;EASE SEND ME A LIST OF ANY STAYS BOOKED SO WE CAN ADD THEM IN AND BLOCK THOSE DATES. TELLING ME THE DAY BEFORE IS A RECIPE FOR DISASTER
4977	[03/03/2022, 08:45:43] Gail: Thank you, we have sent you the bookings, but will do so again. No problem. They are all blocked on the nightsbridge calendar too, but will resend the screen shots thereof. We have the latest one from tomorrow 4 - 8 March.
4978	[03/03/2022, 08:50:06] Gail: image omitted
4979	[03/03/2022, 08:50:07] Gail: image omitted
4980	[03/03/2022, 08:50:07] Gail: image omitted
4981	[03/03/2022, 08:50:07] Gail: image omitted
4982	[03/03/2022, 08:50:07] Gail: image omitted
4983	[03/03/2022, 08:50:07] Gail: image omitted
4984	[03/03/2022, 08:50:08] Gail: image omitted
4985	[03/03/2022, 09:21:28] Darren de Rodez.: thank you. can you confirm the amounts ands what payments would be due to whom for the bookings
4986	[03/03/2022, 09:22:32] Darren de Rodez.: we dont have access to nighstbridge calendar and thats no longer synced to our calendar so we have no sight or synergy re these until now. when were these sent to me
4987	[03/03/2022, 09:23:36] Gail: I will get all the relevant info to you shortly. Thanks!

4988	[03/03/2022, 09:25:26] Darren de Rodez.: Thank you. including if i have been given the hamptons diary prior to now can you point me to where and when,
4989	[03/03/2022, 09:25:32] Darren de Rodez.: i can revert once i have this.
4990	[03/03/2022, 09:26:43] Darren de Rodez.: also, to date ive not received a cent from Hamptons. ive been asking for an account of rents received etc. whether direct or via a platform or via Richard. I have still not received this . can someone please send this to me
4991	[03/03/2022, 12:09:06] Gail: image omitted
4992	[03/03/2022, 12:13:26] Darren de Rodez.: thank you
4993	[03/03/2022, 12:17:52] Gail: I can send all of the others too. You do still have access to this calendar. It was given to you, Micheal and Angelo - nothing has been changed. Mickey wrote it all done in a book when Jen did the tutorial with you guys. But i am happy to send you the break down as above
4994	[03/03/2022, 12:34:18] Darren de Rodez.: Yes pls/ TBH, if we had had access to this info all along and maintained access that would be even more annoying as al it would have taken is one line reply from the ladies to say that. Rather than ignore my requests for the diaries, and an acocunt of rents received. The nly times ibve tried to access it we were blocked
4995	[03/03/2022, 12:37:23] Gail: Okie dokie, so can i be assured that tomorrow's booking can come in?
4996	[03/03/2022, 12:53:38] Darren de Rodez.: How can we have a situation whre yet another guest stays, yet another guest pays, the funds disapppear into a black hole, never get accounted for and we never see. i have paid out R400k on Hamptons and to date not received one single cent. i want all these to go through. and im happy to pay commissions on any lets secured by anyone who secures them. Jusyt as i would have had no issue paying Jen commissions for lets had i been asked and when they started. But please, can someone send me an account. if the rents that came in went right out again on bills or utilities or rents or repairs for Hamptons then there is no issues. but i need to knwo as im totally blind re this account, If the funds were used but for similar invoices, again i need to know. Why keep me in the dark about monies received
4997	[03/03/2022, 13:03:58] Gail: This message was deleted.
4998	[03/03/2022, 13:08:03] Gail: Hi D, nothing was blocked and no passwords changed. You have had access to nightsbridge all along for you to see who, what, where and how much.
4999	[03/03/2022, 13:10:22] Gail: I believe that all spends and breakdowns have been passed onto you, but we have an immediate problem i.e the booking, so before we get into a back and forth, extremely boring game, i would rather move the booking. Please confirm if you agree.
5000	[03/03/2022, 13:18:17] Darren de Rodez.: No one has said this at any point or in reply to any of my emails about the diary and when i tried it we were blcoked. can you confirm the passwords and any case sensitive bits
5001	[03/03/2022, 13:23:14] Darren de Rodez.: 100% no. i have not had any accounts for Hamptons. Nor have i received any accounts or schedules since the one discussed at the hotel circa 3 weeks ago
5002	[03/03/2022, 13:23:40] Darren de Rodez.: But yes, please reallocate. i cannot justy even more money going into this black hole
5003	[03/03/2022, 15:32:52] Gail: It seems this guy is not happy to move, so in order to keep him happy, we can do an instant eft once airbnb has paid us to whatever bank account you want.
5004	[03/03/2022, 22:27:06] Darren de Rodez.: Hi. It's not the money that's just the issue. I just want my accounts and the breakdown
5005	[03/03/2022, 22:28:23] Darren de Rodez.: Why would they leave. A situation where it looks like they are stealing money if they are not when it's so simple to show ? It makes no sense
5006	[03/03/2022, 22:29:40] Darren de Rodez.: Or turn a solvable issue over invoices into some epic legal battle
5007	[04/03/2022, 08:12:58] Gail: This message was deleted.
5008	[17/03/2022, 17:24:55] Gail: <a href="https://fb.watch/bP34t8cFqz/">https://fb.watch/bP34t8cFqz/</a>
5009	[17/03/2022, 17:25:09] Gail: I could not resist 🤔
5010	[17/03/2022, 17:46:59] Darren de Rodez.: Awwwww. i bought him that jumper for our 2nd christmas together

5011	[17/03/2022, 18:00:26] Gail: And now for some good news... Magic Mike 3 is being made...
5012	[17/03/2022, 18:00:35] Gail: <a href="https://fb.watch/bP57kaf451/">https://fb.watch/bP57kaf451/</a>
5013	[18/03/2022, 20:58:53] Gail: Hey D, lordie, i do miss you and your quirky banter. Regardless of all the shite that is going on, please can i ask you to see to Bobby's invoices. He is totally devastated that he has been 'used' in this web of he said, she said. He did do the work, especially with Hamptons, dealing with Richard and learning the systems etc. I am asking as a personal favour, in light of our personal relationship, and yours with Bobby. He promises to make you curries whenever you ask. 🙄
5014	[18/03/2022, 21:04:06] Darren de Rodez.: His invoices and everyone else's depends on Jen coming to her senses and sometime stopping Kathi from playing battleships. None of this was necessary. They started it. They have lead it. They have dictated time scales. They have dictated the combative style. They have chosen to go to landlords whom they have no official relationships with purely to damage my relationships with them. They have chosen to insight Keith to violence and serious criminal acts. They have started a chain of gossip about me. For no purpose other than to cause me damage. They have chosen to go against anything logical or legal Abd say they will settle invoices that are not in their name and therefore they have no liability for. They are the ones who want to spend my money on what they think I should spend my money on.
5015	[18/03/2022, 21:07:29] Darren de Rodez.: They are aksi the ones who came in. Told me to step back. Then didn't secure a single independent let. Let disabled much of our marketing. Set up then pulled down our hew email system. Set up then pulled down our new property management system. Took bookings they refused to give us information. Took money they refused to account for or inform us.
5016	Dumped us with no notice or bank account so we had finished scramble to get control again.
5017	Cost me the let on Constantia becaude they didn't pass on my money. Took my passport and withdrew 26,000 for the visa etc and then did nothing.
5018	[18/03/2022, 21:07:52] Darren de Rodez.: Read the list. Carefully. If you can tell me one thing on there that's wrong
5019	[18/03/2022, 21:08:42] Darren de Rodez.: Jen dresses dresses this up in some moral campaigner clothing. Yet their conduct is the furthest possibly thing from what's right or or legal or moral
5020	[18/03/2022, 21:10:41] Darren de Rodez.: If they have taken real legal advice based on giving the lawyer the full facts rather thsn their version then they will know they have broken so many laws and cross so many lines it's ridiculous. They have spent more time trying to destroy me rather than sorting things out. It's disgusting
5021	[18/03/2022, 21:11:48] Gail: Ok, i kinda knew you would go off like this, but that is not what i intended. Just wanted to say mostly that i miss you. I have been man down for almost 2 weeks now with my knee and it looks like i will have to undergo surgery. Meeting with the Orthopedic surgeon next week. When i do chat with you, please try to leave the shit out of it. This is just me talking to someone I miss... 🙄
5022	[18/03/2022, 21:24:58] Darren de Rodez.: So talk to Jen. I can do nothing or it creates huge legal issues. And tbh I'm at a point where I dint know what to think, who to trust , Whst to beleive. I've not tried to screw anyone. But it's ok for people to scare me and find a convenient spin to make it not look like what it is. The plain old fashioned greed in this town is epic