

STATUS-MARK

PROPERTY MANAGEMENT

EIENDOMBESTUUR

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	NOTULE VAN DIE TRUSTEE VERGADERING VIR BLUE RIDGE HEV WAT GEHOU IS OP WOENSDAG 9 MAART 2022 OM 09H00 PER ZOOM	MINUTES OF THE TRUSTEE MEETING FOR BLUE RIDGE HOA HELD ON WEDNESDAY 9 MARCH 2022 AT 09H00 PER ZOOM	
1.	Konstituering	Constitution	
	'n Wettige kworum is teenwoordig.	A legal quorum is present.	
2.	Opening	Opening	
	Die Voorsitter open die vergadering.	The Chairman opens the meeting.	GG
3.	Verwelkoming	Welcome	
	Die Voorsitter heet almal welkom.	The Chairman welcomes all.	GG
4.	Teenwoordig & Verskoning	Present & Apology	
	<u>Teenwoordig:</u> Mnr. G Germishuizen – Voorsitter Mnr. L Neveling Mev. L Potgieter Mev. R van Huyssteen - Tesourier Mev. T Brown (Status Mark) Mev. R Moore (Status Mark) <u>Verskoning:</u> Geen	<u>Present:</u> Mr. G Germishuizen – Chairman Mr. L Neveling Mrs. L Potgieter Mrs. R van Huyssteen - Treasurer Mrs. T Brown (Status Market) Mrs. R Moore (Status Market) <u>Apology:</u> No	GG LN LP RvH SM (TB) SM (RM)
5.	Goedkeuring van vorige notule: 9 Februarie 2022	Approval of previous minutes: 9 February 2022	
	Die notule soos voorgedra word eenparig goedgekeur.	The minutes as presented are unanimously approved	Komitee / Committee
6.	Sake voortvloeiend uit die vorige notule:	Matters arising from the previous minutes:	
6.1	Brandtoerusting	Fire equipment	
6.1.1	Daar is steeds geen belangstelling ontvang vir die aankoop van die toerusting nie. Die toerusting sal in die stookkamer gehou word.	There is still no interest from anybody to buy the equipment. The equipment will be kept in the storeroom. The item is considered	Afgehandel / Completed

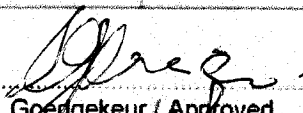
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	Die item word as afgehandel beskou.	completed	
6.1.2	Skoonmaak van die brandstrook – Oostekant van Blue Ridge	Cleaning the fire strip – East Side of Blue Ridge	
	Daar is terugvoering van die munisipaliteit ontvang dat die groenstrook aan 'n privaat instansie behoort en dat die versoek om die strook skoon te maak, aan die instansie aangestuur is. Status Mark word versoek om uit te vind wie die privaat instansie is.	Feedback was received from the municipality that the green strip belongs to a private entity and that the request to clean the strip was forwarded to this entity. Status Mark is requested to find out who the private entity is.	SM
6.2	Planne vir kantoorgebou	Plans for Office Building	
	'n Kwotasie van Pro-Plan is ontvang vir 'n koste van R18 000 om die planne vir die kantoorgebou op te trek. Besluit: 1. Dat die kwotasie van R18 000 deur die Komitee goedgekeur word en dat Pro-plan kan voortgaan met die optrek van die planne vir indiening by die munisipaliteit. 2. Dat Status Mark uitvind waarom geen munisipale belasting rekeninge ontvang word nie.	A quote from Pro-Plan was received for a cost of R18 000 to draw up the plans for the office building. Decision: 1. That the quote of R18 000 be approved by the Committee and that Pro-plan can proceed with the drawing up of the plans for submission to the municipality. 2. That Status Mark finds out why no municipal tax bills are received.	LP / LN SM
6.3	Toegangsbeheer	Access Control	
	'n Gewysigde kwotasie van Electronic Services is ontvang vir koste van R3 980 vir addisionele sel-na-hek en koste van R13 200 vir programmering van 60 afstandbeheer kontroles met 2 knoppies, insluitend die 10 afstandbeheer kontroles wat by Status Mark gehou word. L Neveling sal voortgaan met die projek sodra hy terug is van verlof af.	An amended quotation from Electronic Services was received for a cost of R3 980 for additional cell-to-gate receiver and a cost of R13 200 for supply and programming of 60 remote controls with 2 buttons, including the 10 remote controls held at Status Mark. L Neveling will continue with the project once he is back off leave.	LN
6.4	Munisipale bouregulasies – keermure	Municipal building regulations – retainer walls	
	Terugvoering van die munisipaliteit is ontvang wat as volg stipuleer: “Earth banks and retaining structures” 26. Unless the prior approval of the Municipality has been obtained- a) No earth bank or retaining structures used for holding back earth or loose rock, whether associated with a building or not, may be constructed to a height of more than 2metres above natural ground level and; b) No series of earth banks or retaining structures may be constructed to a cumulative height of more than 2.5 meters above natural ground level, unless an approximately level area of at least 2 meters wide is incorporated between	Feedback from the municipality has been received which stipulates as follows: “Earth banks and retaining structures” 26. Unless the prior approval of the Municipality has been obtained- a) No earth bank or retaining structures used for holding back earth or loose rock, whether associated with a building or not, may be constructed to a height of more than 2metres above natural ground level and; b) No series of earth banks or retaining structures may be constructed to a cumulative height of more than 2.5 meters above natural ground level, unless an approximately level area of at least 2 meters wide is incorporated between successive	

	<i>successive embankments or retaining structures for every 2 meters of cumulative height."</i> Besluit: Dat L Neveling 'n skrywe sal opstel om die eienaars bewus te maak van bogenoemde asook die risiko's uit te wys.	<i>embankments or retaining structures for every 2 meters of cumulative height."</i> Decision: That L Neveling will draft a letter to make the owners aware of the above as well as point out the risks.	LN
6.5	Tuindienste – kontrak hersien & kwotasies	Garden Services – contract review & quotes	
	L Potgieter het die kontrak van 4 Seisoene Tuindienste hersien en wag tans op kwotasies van ander tuindienste waarna die Komitee 'n finale besluit kan neem ten opsigte van die tuindienste. Intussen word die status-quo behou en indien 'n eienaar 'n probleem ondervind met die tuindienste kan dit skriftelik aan Status Mark gestuur word om die aangeleentheid op te neem met die tuindienste.	L Potgieter has reviewed the contract of 4 Seasons Garden Services and is currently awaiting quotations from other gardening services after which the Committee can make a final decision in respect of the garden services. In the meantime, the status quo is retained and if an owner has a problem with the garden services it can be sent in writing to Status Mark who will take the matter up with the garden services.	LP / SM
7.	Versekering	Insurance	
	Onderskrywer: CIA Makelaar: Insure Solutions Gemeenskaplike eiendom: R5 042 711.00 Getrouheidsdekking: R1 500 000.00 Maandelikse premie: R1 043.45 Die versekering word eenparig goedgekeur. Status Mark bevestig dat alle dokumentasie onderteken is en aan die makelaar gestuur is. Sodra Status Mark die nuwe CIA polis ontvang sal dit aan die Komitee gestuur word.	Underwriter: CIA Broker: Insure Solutions Common property: R5 042 711.00 Fidelity Cover: R1 500 000.00 Monthly premium: R1 043.45 The insurance is unanimously approved. Status Mark confirms that all documentation has been signed and sent to the broker. Once Status Mark receives the new CIA policy it will be sent to the Committee.	SM
8.	Finansies	Finances	
8.1	Bestuursstate – Februarie 2022	Management Statements – February 2022	
	Die Bestuursstate soos voorgelê word deur die Komitee goedgekeur.	The Management Statements as submitted are approved by the Committee.	
8.2	Bank Balanse	Bank Balances	
	Die bank balanse soos op 1 Maart 2022 as volg: Tjek rekening – R19 913.45 Reserwe fonds – R1 067 180.00 Kleinkas – R7 714.65 Bou deposito – R70 197.04 MINUS: Vooruitbetaalde heffings R79 312.78 Bou deposito – R70 197.04 TOTAAL = R1 015 495.32	The bank balances as of 1 March 2022 are as follows: Cheque account – R19 913.45 Reserve Fund – R1 067 180.00 Petty Cash – R7 714.65 Building Deposit – R70 197.04 LESS: Levies received in advance - R79 312.78 Building Deposit – R70 197.04 TOTAL = R1 015 495.32	

8.3	Uitstaande heffings	Outstanding levies	
	Die totale uitstaande heffings beloop R13,779.49. Daar is 1 eienaar tans oorhandig. Status Mark volg voortdurend op met die betrokke eienaars.	The total outstanding levies amount to R13,779.49. There are 1 owner currently handed over. Status Mark constantly follows up with the owners involved.	SM
8.4	Begroting 2023-2024	Budget 2023-2024	
	'n Konsep begroting vir 2023/2024 sal deur R v Huyssteen en Status Mark opgestel word. R van Huyssteen sal Status Mark besoek.	A draft budget for 2023/2024 will be drawn up by R v Huyssteen and Status Mark. R van Huyssteen will visit Status Mark.	RvH / SM
8.5	'n Kapitaal begroting vir 2023/2024 sal deur R van Huyssteen opgestel word en aan die Komitee gesirkuleer word vir insette. Die begroting sal by die volgende vergadering gefinaliseer word.	A capital budget for 2023/2024 will be drawn up by R van Huyssteen and circulated to the Committee for input. The budget will be finalised at the next meeting.	RvH Komitee / Committee
8.6	Webwerf fooie - Cyberorama	Website Fees - Cyberorama	
	Die Komitee keur die verhoging van die webwerf koste met 6% vanaf R38.50 per maand na R41.19 per maand goed.	The Committee approves the increase of the website costs by 6% from R38.50 per month to R41.19 per month.	Komitee / Committee
9.	Argitektonies	Architectural	
	Verwys na punt 6.4 van die notule.	Refer to point 6.4 of the minutes.	
10.	Sekuriteit	Security	
10.1	Grensdraad	Boundary fence	
	Hierdie item staan oor tot die volgende vergadering.	This item stands over until the next meeting.	
10.2	Batterye – DBS monitering	Batteries – DBS monitoring	
	R van Huyssteen noem aan die Komitee dat indien die UPS se battery uit krag is daar geen internet konneksie met DBS Sekuriteit is nie. Met die beurtkrag wat al meer voorkom skep dit probleme. Besluit: 1. Dat 'n kwotasie verkry word vir die aankoop van twee batterye 2. Dat daar twee nuwe batterye aangekoop word hangende die aanbeveling van WiMation en DBS.	R van Huyssteen tells the Committee that if the UPS battery runs out of power there is no internet connection to DBS Security. With the load shedding increasingly prevalent, it creates problems. Decision: 1. That a quote is obtained for the purchase of two batteries 2. That two new batteries be purchased pending the recommendation of WiMation and DBS.	RvH
11.	Infrastruktuur	Infrastructure	
11.1	Riool aansluiting erf 40 en 101	Sewer connection erf 40 and 101	
	Die koste van R38,000.00 vir die riool aansluiting wat gedoen moes word was 'n	The cost of R38,000.00 for the sewage connection that had to be done was an	

	onvoorsiene uitgawe wat gekapitaliseer moet word. Status Mark sal die instruksie aan Rain ouditeure deurgee.	unforeseen expense that has to be capitalised Status Mark will pass the instruction to Rain auditors.	SM
12	Instandhouding & tuine	Maintenance & Gardens	
	L Potgieter noem aan die Komitee dat die tuine oor die algemeen mooi vertoon.	L Potgieter mentions to the Committee that the gardens generally look beautiful.	
13	Personeel	Staff	
13.1	Killer – daaglikse pligte	Killer – daily duties	
	Besluit: 1. Dat die Komitee met Killer 'n gesprek rondom die tafel sal hê om alle probleme wat ondervind word aan te spreek. 2. Dat 'n skrywe aan die eienaars ook gesirkuleer word dat eienaars welkom is om met die Komitee te vergader om enige probleem te bespreek.	Decision: 1. That the Committee will have a conversation with Killer around the table to address all issues experienced. 2. That a letter to the owners is also circulated that owners are welcome to meet with the Committee to discuss any problems that might be experienced.	Komitee / Committee
14.	Algemeen	General	
14.1	Nuusbrief	Newsletter	
	Die nuusbrief word kwartaaliks uitgestuur.	The newsletter is sent out quarterly.	
14.2	Perspex naambord op toegangshek	Perspex nameplate on access gate	
	'n Nuwe Perspex naambord (Blue Ridge) op die toegangshek sal met die debietkaart aangekoop word weens die feit dat die bestaande bord gebreek en verbleik is.	A new Perspex nameplate (Blue Ridge) on the access gate will be purchased with the debit card due to the fact that the existing board is broken and faded.	Komitee / Committee
14.3	Grondwet op webtuiste	Constitution on website	
	Die goedgekeurde Grondwet sal op 'n latere stadium op die webtuiste geplaas word weens 'n dispuut.	The approved Constitution will be posted on the website at a later stage due to a dispute by one member.	RvH
14.4	AJV 2022 voorbereiding	AGM 2022 preparation	
	Status Mark word versoek om by Rain Ouditeure vas te stel wanneer die finansiële state gefinaliseer sal wees. In terme van die Grondwet moet 15 werksdae kennis gegee word en moet die AJV gedurende Mei van elke jaar gehou word.	Status Mark is requested to determine from Rain Auditors when the financial statements will be finalised. In terms of the Constitution, 15 working days' notice must be given and the AGM must be held during May of each year.	SM
15.	Datum van volgende vergadering	Date of next meeting	
	Woensdag 6 April 2022 om 9h00	Wednesday 6 April 2022 at 9h00	
16.	Afsluiting	Closing	
	Met geen verdere items om te bespreek nie	With no further items to discuss, the meeting	

sluit die vergadering om 11h35 af	concludes at 11:35.	
 Goedgekeur / Approved 26/4/22 Datum / Date		

Trustees (4):

Gerrie Germishuizen	083 413 5440	germishg@gmail.com
Leon Neveling	072 636 8222	leonneveling3@gmail.com
Lydia Potgieter	082 976 9423	potgieterel@absamail.co.za
Reinet van Huyssteen	082 784 1143	reinetvh@telkomsa.net

Datum uitgestuur: