



STATUS-MARK

PROPERTY MANAGEMENT

EIENDOMBESTUUR

11 MEYER ST.
MOSELBAAI / BAY
E-mail: info@status-mark.co.za
Website: status-mark.co.za

✉ 567
MOSELBAAI / BAY
6500
☎ (044) 691 3054
📠 (044) 691 1520

	NOTULE VAN DIE TRUSTEE VERGADERING VIR BLUE RIDGE HEV WAT GEHOU IS OP WOENSDAG 11 MEI 2022 OM 09H00 PER ZOOM	MINUTES OF THE TRUSTEE MEETING FOR BLUE RIDGE HOA HELD ON WEDNESDAY 11 MAY 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. P Boshoff Mnr. M Johnson Mnr. J Koen Mev. L Potgieter Mev. R van Huyssteen – Tesourier Mev. R Moore (PPM) <u>Verskoning:</u> Mnr. L Neveling	<u>Present:</u> Mr. G Germishuizen – Chairman Mr. P Boshoff Mr. M Johnson Mr. J Koen Mrs. L Potgieter Mrs. R van Huyssteen - Treasurer Mrs. R Moore (PPM) <u>Apology:</u> Mr. L Neveling	GG PB MJ JK LP RvH SM (RM) LN
5.	Goedkeuring van vorige notule: 6 April 2022	Approval of previous minutes: 6 April 2022	
	Die notule soos voorgedra word eenparig goedgekeur onderhewig aan die regstelling soos uitgewys.	The minutes as presented are unanimously approved subject to the correction as pointed out.	Komitee/ Committee
6.	Sake voortspruitend uit die vorige notule:	Matters arising from the previous minutes:	

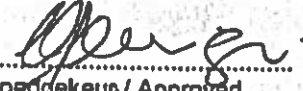
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6.1	Planne vir kantoorgebou	Plans for Office Building	
	Hierdie item staan oor tot die volgende Komitee vergadering.	This item stands over to the next Committee meeting.	Staan oor Stand over
6.2	Grensdraad	Border fence	
	R van Huyssteen het 'n gesprek met Moquini gehad. Moquini moet eers die aangeleentheid na hul AJV verwys wat in Maart 2023 plaasvind asook om die begroting daarvoor goedgekeur te kry. Besluit: 1. Dat die aangeleentheid aan die AJV voorgelê word vir goedkeuring in die interim. 2. Dat die projek ontstaan tot Maart 2023. 3. Dat R van Huyssteen weer met Moquini sal opneem om finale bevestiging te kry.	R van Huyssteen had a conversation with Moquini. Moquini first need to refer this matter to the AGM that will take place in March 2023 and to get their budget approved. Decision: 1. That the matter is presented to the AGM for approval in the interim. 2. That the project is placed on hold until March 2023. 3. That R van Huyssteen will take this matter up with Moquini to get final approval.	AGM 2022 Staan oor Stand over RvH
6.3	Kwotasies – aankoop van ligte	Quotations – purchasing of lights	
	L Neveling sal verdere ondersoek doen ten opsigte van die sterkte van die battery vir die bollard ligte. Die aankoop van die ligte is reeds deur die Komitee goedgekeur.	L Neveling will do further investigation with regard to the strength of the battery for the bollard lights. Purchasing of the lights have already been approved by the Committee.	LN
6.4	Binnehof hekkies	Courtyard gates	
	Besluit: 1. L Potgieter sal die huisnommers aan PPM deurgee. 2. Status Mark sal 'n skrywe aan die eienaars rig om toestemming te kry dat die HEV die hekkies oprig namens die eienaars en die koste op die heffingsrekening verhaal.	Decision: 1. L Potgieter will give the house numbers to PPM. 2. Status Mark will write a letter to the owners requesting their permission for the HOA to erect the courtyard gates on their behalf and recover the cost on the levy account.	LP PPM
6.5	Kwotasie – rommel verwyder	Quotation – removal of rubble	
	Coastal Tuindienste het onderneem om die rommel weg te neem teen geen koste vir Blue Ridge nie. Die item word as afgehandel beskou.	Coastal Garden Services undertook to remove the rubble at no cost to Blue Ridge. This matter is concluded.	Afgehandel Concluded
6.6	Stoorkamer - inventaris	Storeroom - inventory	
	L Potgieter is in die proses om die inventaris op te stel. Dit sal aan die Komitee lede gesirkuleer word.	L Potgieter is in the process of drafting the inventory. It will be circulated to the Committee.	LP
6.7	Kwotasie – Aalwyn boom	Quotation – Aloe tree	
	Hierdie item staan oor tot die volgende	This matter stands over to the next	Staan oor

	Komitee vergadering.	Committee meeting.	Stand over
6.8	Ongevalle Kommisaris terugvoering	Workmens Compensation feedback	
	PPM bevestig dat die 2019 opgawe betaal is maar agv Covid kon die opgawe vir 2020 en 2021 nie aanlyn gedoen word nie. Die opgawes kan vanaf 1 Mei 2022 weer aanlyn gedoen word. R van Huyssteen het goedkeuring gegee dat die opgawe vir 2020 sowel as 2021 betaal word. Die opgawe vir 2022 sal eers gedurende 2023 gedoen kan word. Besluit: 1. J Koen en M Johnson sal ondersoek doen ten opsigte van dekking vir kontrakteurs en diensverskaffers en die nodige inligting aan die Komitee voorlê.	PPM confirms that the 2019 submission was paid but due to Covid the submission for 2020 and 2021 could not be done online. As from 1st of May 2022 the online submissions can be done again. R van Huyssteen already gave approval for the payment of the 2020 and 2021 submission. The 2022 submission can only be done during 2023. Decision: 1. J Koen and M Johnson will do investigation with regard to cover for contractors and service providers and will present the relevant information to the Committee.	PPM JK/PB
6.9	Verkoop van brandtoerusting	Selling of fire equipment	
	'n Aanbod van Speedies was ontvang maar slegs om losstaande items te koop. Daar is reeds deur die Komitee besluit dat die toerusting per stel aangekoop kan word en nie losstaande nie. Die aanbod is nie aanvaar nie.	An offer was received from Speedies only to purchase loose items. The Committee already decided that the equipment can be bought as a set and not loose standing items. The offer is not accepted.	Komitee Committee
7.	Versekering	Insurance	
	Onderskrywer: CIA Makelaar: Insure Solutions Gemeenskaplike eiendom: R5 042 711.00 Getrouheidsdekking: R1 500 000.00 Maandelikse premie: R1 050.00 Die versekering word eenparig goedgekeur. Besluit: 1. PPM sal die verskeringspolis aan J Koen stuur om seker te maak die dekking is voldoende. 2. Dat PPM duidelikheid by die makelaar kry waarom daar verskil in maand premie is van wat goedgekeur was. 3. Dat 'n opsomming van die makelaar verkry word ten opsigte van bybetalings op die huidige polis teenoor die vorige Santam polis.	Underwriter: CIA Broker: Insure Solutions Common property: R5 042 711.00 Fidelity Cover: R1 500 000.00 Monthly premium: R1 050.00 The insurance is unanimously approved. Decision: 1. PPM will send the insurance policy to J Koen to ensure that the cover is sufficient. 2. PPM need to get clarity from the insurance broker why there is a difference in monthly premium from what was approved. 3. That the broker must provide a summary of the excess payments on the current policy against the previous Santam policy.	PPM PPM/JC PPM PPM
8.	Finansies	Finances	
8.1	Bestuurstate – April 2022	Management statements – April 2022	
	Die state soos voorgelê word deur die Komitee goedgekeur.	The statements as presented are approved by the Committee.	Komitee/ Committee

8.2	Bank Balanse	Bank Balances	
	Die bank balanse soos op 6 Mei 2022 as volg: Tjek rekening – R44 740.21 Reserwe fonds – R1 074 228.85 Kleinkas – R6 353.90 Bou deposito – R80 000.00 MINUS: Vooruitbetaalde heffings R94 977.01 Bou deposito – R80 000.00 TOTAAL = R1 030 345.95	The bank balances on 6 May 2022 as follows: Cheque account – R44 740.21 Reserve Fund – R1 074 228.85 Petty Cash – R6 353.90 Building Deposit – R80 000.00 LESS: Levies received in advance – R94 977.01 Building Deposit – R80 000.00 TOTAL = R1 030 345.95	
8.3	Uitstaande heffings	Outstanding levies	
	Die totale uitstaande heffings beloop R14 205.60 Daar is 1 eienaar tans oorhandig. PPM volg voortdurend op met die betrokke eienaars.	The total outstanding levies amount to R14 205.60 There is 1 owner currently handed over. PPM constantly follows up with the owners involved.	SM
9.	Argitektoniese & Boureëls	Architectural & Building Rules	
9.1	F Mathusse - boupersele	9.1 F Mathusse – building sites	
	R van Huyssteen stel voor as volg, Mnr Mathusse het tans 3 bou persele waar hy bou, dat sy werkers van die een perseel na die ander mag loop. L Potgieter sal Mnr Mathusse meedeel dat die Komitee goedkeuring gee maar die reëls moet streng toegepas word deurdat sy werkers nie op gemeenskaplike eiendom mag wees nie.	R van Huyssteen propose as follow that, Mr Mathusse has 3 building sites where he is building and that his workers may walk from the one site to the other. L Potgieter will advise Mr Mathusse that the Committee give approval however his workers must adhere to the rules and stay away from the common property where they are not allowed.	RvH LP
10.	Sekuriteit	Security	
10.1	Verkoopsagente toegang	10.1 Sales agents access	
	L Potgieter meld dat daar 'n probleem ondervind word met die toegang van verkoopsagente. Hul betree die perseel met ongemerkte voertuie en maak die hek oop vir potensiële kopers sonder hul teenwoordigheid. Besluit: 1. Dat L Potgieter 'n skrywe sal opstel om die agente weer attent te maak op die toepassing van die reëls en indien daar nie gehoor gegee word nie sal toegang geweier word. 2. L Potgieter sal die skrywe aan	L Potgieter reported that there is a problem with the access to sales agents. They enter the premises with unmarked cars and open the gate for potential buyers without themselves being present. Decision: 1. That L Potgieter will write a letter to make the agents aware of the rules they need to adhere to and if they do not give co-operation access will then be denied. 2. L Potgieter will send the letter to	LP

		PPM stuur om aan die agente te sirkuleer.		PPM to circulate to all the agents.	LP
	10.2	Sekuriteitsbordjies	10.2	Security boards	
		J Koen sal 4x sekuriteitsbordjies en 2x "slippery when wet" bordjies aankoop.		J Koen will purchase 4x security boards and 2x "slippery when wet" boards	JC/LP
11.	Infrastruktuur		Infrastructure		
	Geen item vir bespreking nie.		No item for discussion.		
12	Instandhouding & tuine		Maintenance & Gardens		
	12.1	Toerustingregister - eienaars	12.1	Equipment register - owners	
		L Potgieter het 'n register opgestel vir eienaars om toerusting in en uit te teken. Indien enige toerusting in die gebruik van die eienaar breek, moet die eienaar die toerusting vervang.		L Potgieter drafted a register for owners to sign equipment in and out. If any equipment is broken in the possession of the owner, the owner must replace the equipment.	LP Eienaars/ Owners
	12.2	Tuindienste – Blue Ridge	12.2	Garden service – Blue Ridge	
		Weens 'n insident wat plaasgevind het, is 4 Seisoene tuindienste slegs 1 maand kennis gegee. Coastline Tuindienste is vanaf 1 Mei 2022 aangestel oor die gemeenskaplike tuine van Blue Ridge.		Due to an incident that took place, 4 Seisoene garden service was only given 1 month's notice. Coastline Garden Services has been appointed from 1 st of May 2022 over the communal gardens of Blue Ridge.	Komitee/ Committee
	12.3	Tuingereedskap kamer – verwydering van items	12.3	Garden shed – removal of items	
		Besluit: 1. Dat alle eienaars wat items in die stookkamer het versoek word om dit te verwyder teen 20 Mei 2022 sodat die stoor uitgesorteer kan word.		Decision: 1. That all owners who have items in the storeroom are requested to have it removed by 20 May 2022 for the storeroom to be sorted out.	PPM
13	Personeel		Staff		
	13.1	Killer – Uniform & telefoon	13.1	Killer – Uniform & telephone	
		Besluit: 1. Die Komitee gee goedkeuring vir die aankoop van Uniform een keer per jaar vir Killer. Dit sluit as volg in: • 2x oorpakkie • Veiligheidskoene • Handskoene • Reënjas 2. L Potgieter sal Killer aanspreek om privaat oproepe gedurende		Decision: 1. The Committee gives approval for the purchase of Uniform once a year for Killer. It includes the following: • 2x overalls • Safety shoes • Gloves • Rain jacket 2. L Potgieter will address Killer to handle private calls during his	LP LP

		ontvang. 3. Die Komitee sal 'n afspraak met die huurder maak om die probleem aan te spreek.			complaint received. 3. The Committee will make an appointment with the tenant to address the problem.	Komitee/ Committee
		b) Insident met Mnr Truter			b) Incident with Mr Truter	
		<u>Besluit:</u> 1. Dat die aangeleentheid 'n privaat aangeleentheid tussen die twee elenaars is. 2. Dat die HEV nie betrokke gaan raak in 'n dispuut tussen elenaars nie.			<u>Decision:</u> 1. This matter is a private matter between the two owners. 2. That the HOA will not get involved in a dispute between owners.	Elenaar Owner
16	Datum van volgende vergadering		Date of next meeting			
	AJV - 24 Mei 2022 om 9h00		AGM - 24 May 2022 at 9h00			
16.	Afsluiting		Closing			
	Met geen verdere items om te bespreek nie sluit die vergadering om 10h45 af.		With no further items to discuss, the meeting concludes at 10h45.			
	 Goedgekeur / Approved 1/5/22 Datum / Date					

Trustees (7):

Pieter Boshoff	083 327 4077	pieterboshoff@hotmail.com
Gerrie Germishuizen	083 413 5440	germishg@gmail.com
Malcolm Johnson	079 348 5771	johnson.malcolm@gmail.com
Jakes Koen	082 867 0739	jckoen01@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: 16/5/2022