

TRADING as Status-Mark (Mossel Bay)

NOTULE

BLUE RIDGE HEV (101)

NOTULE VAN DIE KOMITEE VERGADERING VIR BLUE RIDGE HEV WAT
GEHOU IS OP WOENSDAG 7 SEPTEMBER 2022 OM 09H00 PER ZOOM

MINUTES OF THE COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS
HELD ON WEDNESDAY 7 SEPTEMBER 2022 AT 09H00 VIA ZOOM

1	Konstituering	Constitution	
	'n Wettige kworum is teenwoordig.	A legal quorum is present	
2	Verwelkoming	Welcoming	
	Die Voorsitter heet almal welkom.	The chairman welcomes everyone.	GG
3	Presensie: Teenwoordig & verskoning	Present & Apologies	
	Teenwoordig: Mnr G Germishuizen – Voorsitter Mnr L Neveling Mnr K Teichert Mnr T Teichert Mev R van Huyssteen Mev R Moore (PPM) Verskoning: Mev T Brown (PPM)		GG JK LN KT TT RvH PPM PPM
4	Goedkeuring van vorige notule: 7 September 2022	Approval of previous minutes: 7 September 2022	
	Die notule soos gewysig word eenparig goedgekeur.	The minutes as amended are unanimously approved.	PPM
5	Sake voortspruitend uit die vorige notule:	Matterse arising from previous minutes:	
5.1	Eiendomsagente	Estate Agents	
	Status Mark (PPM) bevestig dat alle eiendomsagente se kontaknommers van die heksisteem afgehaal is. Geen nommers sal gelaai word alvorens die induksie proses nie gevolg is nie.	Status Mark (PPM) confirmed that all contact numbers of estate agents were removed from the gate system. No number will be loaded unless the induction process has been followed.	PPM

We put the PRO in PROperty Management

Directors • Willem & Antoinette Prinsloo

5.2	Infrastruktuur – Kantoorgebou	Infrastructure - Office building	
	Die Voorsitter bevestig dat hy die planne van Pro-plan ontvang het. Besluit: 1. Die planne sal gedurende die eerste week in Oktober 2022 by die munisipaliteit ingedien word. 2. L Neveling sal 3 kwotasies kry vir konstruksiewerk. 3. Konstruksie sal gedurende Januarie 2023 geskied.	The Chairman confirmed that he received the plans from Pro-plan. Decision: 1. The plans will be submitted to the municipality during the first week in October 2022. 2. L Neveling will obtain 3 quotations for construction work. 3. Construction will commence during January 2023.	GG LN Komitee
5.3	Vervanging van batterye	Replacement of batteries	
	Staan oor tot die volgende Komitee vergadering.	Stand over until the next Committee meeting.	Staan oor
5.4	Oostelike & Suidelike grens heining	Eastern & Southern border fence	
	Die kontrakteur, Nico Botha, is aangestel. Werk sal eersdaags begin.	The contractor, Nico Botha, is appointed. Work will commence in due course.	NB
5.5	Solar ligte	Solar lights	
	L Neveling bevestig dat die ligte aangekoop is. L Neveling en Killer sal die ligte installeer.	L Neveling confirmed that the lights were bought. L Neveling and Killer will install the lights.	LN
5.6	Lig by vullishok	Light at refuse area	
	L Neveling en Killer sal die lig skuif om die vullishok meer te belig.	L Neveling and Killer will move the light to give more light to the refuse area.	LN
5.7	Killer - dienskontrak	Killer – employment contract	
	Staan oor tot die volgende Komitee vergadering.	Stand over until the next Committee meeting.	Stand over
5.8	Vakatures op die Komitee	Vacancies on the Committee	
	3 Nominasies is ontvang. Die aangeleentheid geniet die nodige aandag.	3 Nominations were received. The matter receives the necessary attention.	Komitee
6	Versekering	Insurance	
6.1	Terugvoering op bybetalings	Feedback on excess payments	
	Insure Makelaars het terugvoering gestuur ten opsigte van die bybetalings tussen die CIA en Santam polis. Santam se bybetalings het verhoog maar CIA se bybetalings is net R1000 en nie 10% min R2000 Besluit: 1. T Teichert en Status Mark (PPM) sal bymekaar kom deur die twee polisse te gaan en 'n opsomming te maak waarna terugvoering by die volgende	Insure Brokers sent feedback with regard to the excess payments of the CIA and Santam policy. The excess payments of Santam increased but CIA is only R1000 and not 10% min R2000. Decision: 1. T Teichert and Status Mark (PPM) will get together to work through the two policies and to make a summary after which feedback will be given at the next	TT/PPM

		Komitee vergadering gegee sal word.	Committee meeting.	
7	Finansies			
7.1	Bestuursstate Aug 2022	Management Statements Aug 2022		
	Die Bestuursstate soos voorgelê word deur die Komitee goedgekeur.	The management statements as presented are approved by the committee.	KOMITEE	
7.2	Bank balanse soos op 1 Sept 2022	Bank balance on 1 Sept 2022		
	Tjek rekening /Cheque account Reserwe fonds /Reserve fund Kleinkas / Petty Cash Boudeposito / Builders deposit MINUS: Vooruitontvangde heffings/Levies in advance Bou deposito /Builders deposit TOTAAL/TOTAL <u>Besluit:</u> 1. Die Komitee gee 'n mandaat aan Status Mark (PPM) om die bedrag van R8030.00 elke maand na die reserwe fonds oor te plaas.	R 63 866.65 R 1 131 048.03 R 2 808.73 <u>R 130 402.86</u> R1 328 126.27 R 118 702.56 <u>R 130 402.86</u> R1 079 020.85 <u>Decision:</u> 1. The Committee gives a mandate to Status Mark (PPM) to transfer the amount of R8030 to the reserve fund every month	PPM	
7.3	Onvoorsiene uitgawe	Unforeseen expense		
	Die Voorsitter meld dat daar 'n nood situasie ontstaan het deurdat 'n rioollyn geskuif moes word. Die koste sal na onvoorsiene uitgawes geallokeer word.	The Chairman reported that there was an emergency situation where a sewerage line had to be moved. This expense will be allocated to unforeseen expenses.	Komitee/ PPM	
7.4	Uitstaande heffings	Outstanding levies		
	Die uitstaande heffings word gemonitor en opgevolg.	The outstanding levies are monitored and followed up.	PPM	
8	Argitektonies	Architectural		
8.1	Wysiging van kontrakteursooreenkoms en bouregulasies	Amendment of contractor's agreement and building regulations		
	<u>Besluit:</u> 1. T Teichert sal finale weergawe van die bouregulasies aan Status Mark (PPM) stuur. 2. Status Mark (PPM) sal die gewysigde kontrakteursooreenkoms en bouregulasies aan R van Huyssteen stuur om op die webtuiste te plaas.	<u>Decision:</u> 1. T Teichert will send the final version of the building regulations to Status Mark (PPM). 2. Status Mark (PPM) will forward the amended contractor's agreement and building regulations to R van Huyssteen to place the documents on the website.	TT PPM/RvH	
8.2	Wysiging van gedragsreëls	Amendment of conduct rules		
	<u>Besluit:</u> 1. Status Mark (PPM) sal die gewysigde gedragsreëls aan R van Huyssteen	<u>Decision:</u> 1. Status Mark (PPM) will forward the amended conduct rules to R van	PPM/RvH	

		stuur om op die webtuiste te plaas.	Huyssteen to place the documents on the website.	
9	Sekuriteit		Security	
		R van Huyssteen bevestig dat die instandhouding gedoen en op datum is. Daar is geen probleme om te rapporteer nie.	R van Huyssteen confirms that the maintenance is done and up to date. There are no problems to report.	RvH
10	Infrastruktuur		Infrastructure	
	10.1	Mangate	Manholes	
		K Teichert bevestig dat geen gebreekte mangate gerapporteer is nie.	K Teichert confirms that no broken manholes were reported.	KT
11	Instandhouding & tuine		Maintenance and gardens	
	11.1	Tuindienste	Garden Service	
		K Teichert sal 'n gesprek voer met Coastline tuindienste. Geen werk mag op gemeenskaplike eiendom gedoen word alvorens dit nie uitgeklaar is met K Teichert nie.	K Teichert will have a discussion with Coastline garden service. No work may be done on the common property without clearance from K Teichert.	KT
12	Personeel		Staff	
		Verwys na punt 5.7 van die notule	Refer to point 5.7 of the minutes	TT
13	Algemeen		General	
	13.1	Motorhuis bestuursgebou	Garage office building	
		Kennis is aan die betrokke eienaar gegee dat die huurkontrak verstryk op 31 Desember 2022 en die kontrak sal nie weer hernu word nie.	Notice was given to the relevant owner that the contract expires on 31 December 2022 and the contract will not be renewed.	Komitee
	13.2	Nuusbrief	Newsletter	
		Die Voorsitter meld dat Mev Germishuizen wil onttrek van die nuusbrief. Die Komitee versoek vriendelik dat Mev Germishuizen dit sal oorweeg om voort te gaan met die nuusbrief. Terugvoering sal by die volgende Komitee vergadering gegee word.	The Chairman reported that Mrs Germishuizen wants to withdraw from the newsletter. The Committee kindly request Mrs Germishuizen to consider to continue with the newsletter. Feedback will be given at the next Committee meeting.	GG
14	Datum van volgende vergadering		Date of next meeting	
		Sal bepaal word	Will be determined	
15	Afsluiting		Closure	
		Met geen verdere items om te bespreek nie sluit die vergadering om 10h15 af.	With no further business to discuss, the meeting closes at 10h15.	

Goedgekeur

Datum

12/10/22