

TRADING as Status-Mark (Mossel Bay)

NOTULE

BLUE RIDGE HEV (101)

NOTULE VAN 'N NOOD KOMITEE VERGADERING VIR BLUE RIDGE HEV WAT GEHOU IS OP VRYDAG 23 SEPTEMBER 2022 OM 09H00 BY DIE BESTUURSGEBOU

OPVOLG VERGADERING OP DINSDAG 27 SEPTEMBER 2022 OM 9H00 BY DIE BESTUURSGEBOU

MINUTES OF AN EMERGENCY COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON FRIDAY 23 SEPTEMBER 2022 AT 09H00 AT THE MANAGEMENT BUILDING

FOLLOW UP MEETING ON TUESDAY 27 SEPTEMBER 2022 AT 9H00 AT THE MANAGEMENT BUILDING

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/Present: Gerrie Germishuizen (GG) Leon Neveling (LN) Konrad Teichert (KT) Tertius Teichert (TT) Nico Botha (NB) Willem van der Merwe (WvdM) Reinet van Huyssteen (RvH)		GG LN KT TT NB WvdM RvH
	Beide vergaderings is gehou om die volgende te bespreek aangesien beurtkrag ons veiligheid en sekuriteit kompromitteer	Both meetings were held to discuss the following as load shedding compromises our safety and security	
1	Toegangshek – battery vermoë tydens beurtkrag	Entrance gate – battery during load shedding	
	As gevolg van beurtkrag kan die batterye by die hek nie bybly om die hek aan die gang te hou nie. 'n Kragopwekker is ook as 'n opsie getoets, maar as gevolg van probleme met die bedrading in die Bestuursgebou is dit nie 'n praktiese oplossing nie.	Due to load shedding the batteries at the gate cannot keep up to keep the gate running. A generator has also been tested as an option, but due to problems with the wiring in the Management building, this is not a practical solution.	

We put the PRO in PROperty Management

Directors • Willem & Antoinette Prinsloo

	<u>Besluit:</u> Die battery kapasiteit om die hek motors gedurende beurtkrag aan die gang te hou sal verhoog word deur ekstra batterye by te voeg ekstern tot die motor.	<u>Decision:</u> The battery capacity to keep the gate motors running during load shedding will be increased by adding extra batteries external to the gate motor.	LN/RvH
2	Toegangsbeheer by die hek	Access control at the gate	
	Die opsie om die hek te laat loop staan gedurende die dag tydens beurtkrag het geblyk 'n probleem te wees as gevolg van Sekuriteit bekommernis van sommige lede. Daar is op hierdie stadium geweldig baie huise in aanbou en dit mag dalk vir nog 'n geruime tyd so wees. Tans word daar aan 9 huise gebou en 4 planne is ook onlangs goedgekeur waarvan die bouery ook binnekort mag begin. Die toegang by die hek vir kontrakteurs is dus ook 'n geweldige probleem en die hek is al by verskeie geleenthede raak gery of ontspoor. Daar is ook gereeld opeenhoping van verkeer wat tot groot frustrasie van die inwoners lei en daar is na vele oplossings gesoek. Konrad Teichert het intussen met DBS Sekuriteit kontak gemaak oor die moontlikheid en koste van 'n wag vir 'n proeftydperk van 3 maande. Die koste beloop R550 per dag en die skandeerder R2 000 per maand. <u>Besluit:</u> Die Komitee besluit eenparig dat 'n wag gedurende werksdae vir 'n toetslopie van 3 maande die beste oplossing sal wees vir toegangsbeheer van kontrakteurs, veral gedurende beurtkrag. Die Komitee stem eenparig saam dat die beurtkrag en skielike toename in boubedrywighede totaal onvoorsiens was en die Komitee kon dus nie gedurende die begroting siklus daarvoor beplan nie. Indien hierdie 'n langtermyn of permanente oplossing bied mag dit moontlik verhoging van ledegeld teweeg bring wat met die nodige goedkeuring gepaard sal gaan, maar die Komitee sal dit na die beste van hul vermoë probeer voorkom.	The option to leave the gate open during the day during load shedding has proved to be a problem due to security concerns of certain members. There are a lot of houses under construction at this point in time and it may still be this way for some time to come. Currently 9 houses are being built and plans for another 4 houses have also recently been approved and the construction may also start soon. The access at the gate for contractors is therefore also a huge problem and the gate has been bumped or derailed on numerous occasions. There is also frequent congestion of traffic which leads to great frustration for the residents and the Committee has looked at many solutions to improve the situation. Konrad Teichert, meanwhile, contacted DBS Security about the possibility and cost for a guard for a 3 month trial period. The cost is R550 per day and scanner R2 000 per month. <u>Decision:</u> The Committee unanimously decided that a security guard during business days for a 3 month test period will be the best solution for contractor access control, especially during load shedding. The Committee unanimously agrees that the load shedding and the sudden increase in building operations were totally unforeseen, and the Committee could therefore not plan for this during the budget cycle. If this proves to be a long-term or permanent solution, it may result in an increase in levies that will only be implemented with the necessary approval, but the Committee will try to prevent this to the best of their ability.	KT
3	Sekuriteit	Security	
	Omega Watt ('n sonkrag stelsel installeerder) is ook genader om vir ons 'n voorstel en kwotasie te gee oor wat dit sal kos om 'n sonkrag stelsel by die Bestuursgebou te installeer aangesien ons Sekuriteit se batterye ook nie beurtkrag kan deurstaan as dit na fase 3 (+) gaan nie. Indien dit blyk 'n werkbare oplossing te wees sal nog kwotasies ingewin word. Die	Omega Watt (a solar energy system installer) has also been approached to give the Committee a proposal and a quote on what it will cost to install a solar power system at the Management Building as the batteries for our security cameras can also not withstand load shedding if it goes to phase 3(+). If this proves to be a workable	

	opsie sal dan beide die hek en Sekuriteit aanspreek. Dit sal egter nog 'n tydjie neem voor dit gedoen kan word aangesien die maatskappye wat sonstelsels installeer blykbaar nie kan voorbly met die aanvraag nie en daar dus 'n wagperiode is. Besluit: Die Komitee sal 'n finale besluit neem sodra 'n finale idee van koste beskikbaar is. Om die koste te dek sal die fondse wat vir die vervanging van die heining in die huidige finansiële jaar begroot is geherprioritiseer word aangesien ons bure, Moquini, nie in die huidige finansiële jaar begroot het vir die herstel/vervanging van die grensheinings nie en dit dus sal moet oorstaan. Waar die heining aan die Westekant erg beskadig is gaan ons dit binnekort herstel. Die Komitee lig hiermee die lede in dat die wag op 27 September 2022 begin het en vra dat lede en huurders asb geduldig sal wees terwyl die Komitee probeer om by 'n werkbare oplossing uit te kom. Lede sal op hoogte gehou word van die vordering.	solution, more quotes will be requested before a decision is made. This option will then address the power issue for both the gate and the security cameras. This will however still take some time as the companies installing solar systems apparently cannot keep up with the demand and therefore there is a waiting period. Decision: The Committee will make a final decision as soon as a complete specification and costing is available. To cover the costs, the funds budgeted for the replacement of the fence in the current financial year will be reprioritized as our neighbours, Moquini, did not budget for their share of the repairs/replacement of the boundary fences in the current financial year and will therefore have to stand over. Where the fence on the West side is badly damaged, it will soon be repaired. The Committee hereby informs the members that the guard started on 27 September 2022 and ask that members and tenants please be patient while the Committee tries to arrive at a workable solution. Members will be kept up to date with progress.	LN/KT
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Datum uitgestuur/ Date circulated: 4/10/2022

Goedgekeur

Datum

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Besluit:

Die Komitee sal 'n finale besluit neem sodra 'n finale idee van koste beskikbaar is. Om die koste te dek sal die fondse wat vir die vervanging van die heining in die huidige finansiële jaar begroot is geherprioritiseer word aangesien ons bure, Moquini, nie in die huidige finansiële jaar begroot het vir die herstel/vervanging van die grensheinings nie en dit dus sal moet oorstaan. Waar die heining aan die Westekant erg beskadig is gaan ons dit binnekort herstel.

Die Komitee lig hiermee die lede in dat die wag op 27 September 2022 begin het en vra dat lede en huurders asb geduldig sal wees terwyl die Komitee probeer om by 'n werkbare oplossing uit te kom. Lede sal op hoogte gehou word van die vordering.

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The Committee hereby informs the members that the guard started on 27 September 2022 and ask that members and tenants please be patient while the Committee tries to arrive at a workable solution. Members will be kept up to date with progress.

LN/KT

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12/10/22