

NOTULE

BLUE RIDGE HEV (101)

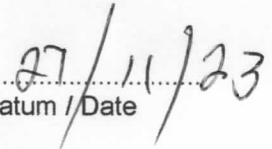
NOTULE VAN DIE KOMITEE VERGADERING VIR BLUE RIDGE HEV WAT
GEHOU IS OP WOENSDAG 9 NOVEMBER 2022 OM 09H00 PER ZOOM

MINUTES OF THE COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS
HELD ON WEDNESDAY 9 NOVEMBER 2022 AT 09H00 VIA ZOOM

1	Konstituering	Constitution	
	'n Wettige kworum is teenwoordig.	A legal quorum is present	
2	Verwelkoming	Welcoming	
	Die Voorsitter, Mnr Germishuizen verwelkom almal teenwoordig.	The Chairman, Mr Germishuizen welcomes everyone.	GG
3	Presensie: Teenwoordig & verskoning	Present & Apologies	
	<u>Teenwoordig / Present</u> Mnr G Germishuizen Mnr L Neveling Mnr K Teichert Mnr T Teichert Mnr W van der Merwe Mev R van Huyssteen Mnr N Botha Mev T Brown (PPM) Mev S de Jager (PPM) <u>Verskoning / Apologies:</u> Geen		GG LN KT TT WvM RvH NB PPM PPM
4	Goedkeuring van vorige notule: 12 Oktober 2022	Approval of previous minutes: 12 October 2022	
	Die notules, soos voorgelê, word eenparig goedgekeur.	The minutes, as presented, are unanimously approved.	Komitee
5	Sake voortspruitend uit die vorige notule:	Matters arising from previous minutes:	
5.1	Infrastruktuur: Kantoorgebou –kwotasies en indien van planne	Infrastructure: Office building – quotations and submission of plans	

	Die vog probleem en kraak in vloer sal vroeg in die nuwe jaar ondersoek word. Kruisventilasie, uitsettingsvoeë en laminering van vloer is 'n paar opsies wat ondersoek sal word. Dit sal in die nuwe boekjaar hanteer word en in fases afgehandel word. Dit sal 'n kapitaalprojek wees. Dit sal op agenda vir die volgende AJV gesit word vir goedkeuring.	The damp issue and crack in the floor will be investigated early in the new year. Cross ventilation, expansion joints and laminating of the floor is a few options. It will be done in the new financial year and will be completed in phases. This will be a Capital Project. It will be on the agenda for the next AGM for approval.	LN/WvdW
5.3	Oostelike & Westelike grensheining	Eastern and Western border fence	
	Die grensheining is herstel.	The border fence has been repaired.	Afgehandel
5.6	Killer - Dienskontrak	Killer –Employment Contract	
	Mnr Teichert sal saam Killer na Binnelandse sake gaan om die permanente werkspermit af te handel.	Mr Teichert will go to Home Affairs with Killer to complete the issuing of the permanent working permit.	KT
5.7	Vakatures op die Komitee	Vacancies in the Committee	
	Die item is afgehandel.	This item is concluded.	Afgehandel
5.8	Tuindienste	Garden Service	
	Mnr Teichert was in gesprek met Coastline Tuindienste. Dewald het oorgeneem by Jacques en hy is ook ingelig dat slegs instruksies van Mnr Teichert uitgevoer mag word.	Mr Teichert talked to Coastal Garden Services. Dewald took over from Jacques and he was informed that only instructions from Mr Teichert should be adhered to.	Afgehandel
5.9	Nuusbrief – Mev Germishuizen	Newsletter – Mrs Germishuizen	
	In die volgende nuusbrief sal inwoners attent gemaak word oor die reëlins vir vullis in Desember en die Bring en Braai.	In the next Newsletter, residents will be informed about the arrangements for refuse disposal in December as well as the "Bring and Braai".	
6	Versekering	Insurance	
	Mnr Tertius Teichert sal Heidi versoek om die Solar by versekering in te sluit.	Mr Tertius Teichert will request Heidi to add the Solar to the insurance.	TT
7	Finansies	Finance	
7.1	Bestuurstase – Oktober 2022	Management Statements – October 2022	
	Die Bestuurstase soos voorgelê, word deur die Komitee goedgekeur.	The Management Statement, as presented, are approved by the Committee.	
7.2	Bank balanse soos op 1 Oktober 2022	Bank balance on 1 October 2022	
	Tjekrekening/Cheque account: R 80 995.32		
	Reserwe fonds/Reserve Fund: R1 050 157.89		
	Kleinkas/Petty Cash: R 1 705.93		
	Bou Deposito/Builders Deposit: R 135 639.07		
		R1 268 498.21	
	Minus:		
	Bou Deposito's/Building Deposits R 135 639.07		
	Heffings Vooruit/Advance Levies: R 131 338.84		

	Beskikbare Fondse/Available Funds: R1 001 520.30		
7.3	Uitstaande heffings	Outstanding Levies	
	Uitstaande heffings beloop R13 562.08. Twee eienaars is oorhandig en heffings word gemonitor en opgevolg.	The outstanding levies amount to R13 562.08. Two owners are handed over for collection. The levies are monitored and followed up.	PPM
8	Argitektonies	Architectural	
	Geen items vir bespreking nie.	No items to be discussed.	
9	Sekuriteit	Security	
9.1	Toegangsbeheer - Agente	Access Control - Agents	
	Induksie vir agente om toegang tot Blue Ridge te kry, sal deur PPM gehou word. Toestemming sal vir ses maande geldig wees. Daar moet aan alle reëls en regulasies voldoen word. Indien agente oortree kan hul die perseel verbied word.	Induction for agents to get access to Blue Ridge will be conducted by PPM. Permission will be valid for six months. Agents must adhere to all the rules and regulations, and if they don't, they can be banned from the premises.	PPM
9.2	DBS Sekuriteitsheffing	DBS Security Levy	
	Mev van Huyssteen sal 'n meningspeilings loods en uitslag aan lede kommunikeer deur Status Mark. Die uitslag van die peiling sal deur die Komitee gebruik word om finale besluit te neem.	Mrs van Huyssteen will launch an opinion poll and the results will be communicated to the members via Status Mark. The result of the poll shall be used by the Committee to make a final decision.	RvH
9.3	Sonkragstelsel	Solar System	
	Installasie is gedoen soos per kwotasie en is afgehandel.	Installation was done as per quote and completed.	
10	Infrastruktuur	Infrastructure	
	Mnr vd Merwe het gereël met die Elektrisiën dat die "DB board" wat foutief was herstel is. Dit is afgehandel.	Mr vd Merwe arranged with the Electrician to fix the faulty DB board. It was done and is completed.	WvdM
11	Instandhouding en Tuine	Maintenance and Gardens	
	Verwys na punt 5.8 van die notule.	Refer to point 5.8 of the minutes.	
12	Personeel	Staff	
	Verwys na punt 5.6 van die notule.	Refer to point 5.6 of the minutes.	
13	Algemeen	General	
13.1	Afstandbeheerders vir Kontrakteurs	Remote controls for Contractors	
	Hierdie punt sal oorstaan na 'n volgende geleentheid.	This discussion will endure until a later opportunity.	
13.2	Afstandbeheerders vir Huurders	Remote controls for Tenants	
	Verwys na punt 8.3 van die Gedragsreëls	Refer to point 8.3 of the Conduct Rules	

	“Die Lid is verantwoordelik om die Huurder te voorsien van die nodige toegang (afstandbeheer/telefoon toegang) vir die hek”	“The Member is responsible to provide the Tenant with the necessary access (remotes/telephone access) for the gate”	Eienaars
13.3	Aankoop van Afstandbeheerders	The purchase of Remote Controls	
	RE van Huyssteen sal reël vir die aankoop van 15 nuwe afstandbeheerders. L Neveling met die hulp van A van Huyssteen sal dit programmeer waarna dit aan Status Mark verskaf sal word.	RE van Huyssteen will arrange the purchase of 15 new remotes. L Neveling, with the assistance of A van Huyssteen will program the remotes after which it will be send to Status Mark.	
<u>Trustees (7):</u> Gerrie Germishuizen Leon Neveling Reinet van Huyssteen Tertius Teichert Konrad Teichert Nico Botha Willem van der Merwe  Goedgekeur / Approved			 germishg@gmail.com leonneveling3@gmail.com reinetvh@telkomsa.net tertius.teichert@gmail.com konradt34@gmail.com nicobotha2@gmail.com wvdmerwe30@gmail.com  Datum / Date