



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

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP WOENSDAG 15 JFEBRUARIE 2023 OM 09H00 BY DIE KANTORE VAN BLUE RIDGE

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON WEDNESDAY 15 FEBRUARY 2023 AT 09H00 AT THE OFFICES OF BLUE RIDGE

1	Konstituering	Constitution	
	'n Wettige kworum is teenwoordig	A legal quorum is present	
2	Verwelkoming	Welcoming	
	Die Tesourier, Mev van Huyssteen verwelkom almal teenwoordig.	The Treasurer, Mrs van Huyssteen welcomes everyone.	RvH
3	Presensie: Teenwoordig & verskoning	Present & Apologies	
	<u>Teenwoordig / Present:</u> Mnr L Neveling Mnr W van der Merwe Mev R van Huyssteen Mnr K Teichert Mnr. T Teichert		LN WvdM RvH KT TT
	<u>Verskoning / Apologies:</u> Mnr N Botha Prinsloo Property Management (Pty) Limited		NB PPM
3.1	Verkiesing van nuwe Voorsitter Mev R van Huyssteen word eenparig verkies as waarnemende voorsitter tot die volgende AJV	Election of new Chairperson Mrs R van Huyssteen unanimously elected as acting chair until the next AGM.	
3.2	Vakature Mnr E Potgieter het hom voorheen beskikbaar gestel om op die Komitee te dien. RvH sal Mnr Potgieter nader en bevestig of hy nog beskikbaar is om die vakature te vul..	Vacancy Mr E Potgieter previously indicated that he is willing to serve on the Committee. RvH to confirm if Mr Potgieter is still willing to take up the vacancy..	RvH

4	Goedkeuring van vorige notule: 15 Januarie 2023	Approval of previous minutes: 15 January 2023	
	Die notules, soos voorgelê, word eenparig goedgekeur	The minutes, as presented, are unanimously approved.	Komit ee
5	Sake voortspruitend uit die vorige notule:	Matters arising from previous minutes:	
5.1	Nuusbrief – Linda Germishuizen	Newsletter – Linda Germishuizen	
	Linda is bereid om n nuusbrief 3 keer per jaar te publiseer. Die Komitee bedank Linda vir die hulp en bystand met die nuusbrief	Linda offered to publish the newsletter three times per annum. The Committee thanks Linda for her help and contribution in this regard.	
6	Versekering	Insurance	
6.1	Versekering - Solar	Insurance - Solar	
	Die Solar stelsel is op alle risiko verseker vir n bedrag van R150 000.00.	The solar was placed under all risk for an amount of R 150 000.00.	
7	Finansies	Finance	
7.1	Bestuurstase Januarie 2023	Management Statements January 2023	
	Die Bestuurstase, soos voorgelê, word deur die Komitee goedgekeur. PPM moes die koste vir die herstel van die water lekkasie by eenhede 18 en 19 verhaal. Die koste is nog nie verhaal nie. Prinsloo Property Management (Pty) Ltd moet terugvoering gee oor die verhalng.	The Management Statements, as presented, are approved by the Committee. PPM had to recover the costs to fix the water leakage at units 18 and 19. The costs are still outstanding. Prinsloo Property Management (Pty) Ltd must give feedback regarding the recovery.	PPM
7.2	Bankbalanse soos op 3 Februarie 2023	Bank balances as on 3 February 2023	
	Tjekrekening/Cheque Account Reserwe Fonds/ Reserve Fund Kleinkas/ Petty Cash Boudeposito/ Builders Deposit Minus: Bou Depositos / Building Deposits Heffings Vooruit / Levies in Advance Besskikbare Fondse / Available Funds	R 61 688.38 R1 101 250.02 R 1 060.85 <u>R 135 739.77</u> R1 250 836.62 R 100 656.80 <u>R 123 186.02</u> R 1 040 813.23	
7.3	Uitstaande heffings	Outstanding levies	
	Uitstaande heffings beloop R8 588.05..	Outstanding levies amount to R8 588.05.	
8	Argitektonies	Architectural	
8.1	Boureëls en toegang	Building rules and access	

	Konrad Teichert bevestig dat Call logs gekanselleer is. Konrad Teichert sal alternatiewe toegangsbeheer opsies by die hekke ondersoek tesame met die koste implikasies daarvan.	Konrad Teichert confirms that call logs has been cancelled Konrad Teichert to investigate alternative control options at the gate together with the cost implications.	KT
8.2	Boupersele Erwe 16 en 18	Building Sites Units 16 and 18	
	Klagtes is ontvang oor die bouterreine by eenhede 16 en 18 wat nie aan die reëls voldoen nie. Besluit dat Mnr Leon Neveling die eienaars versoek om die situasie reg te stel.	Complaints were received about the non-compliance to the rules of the building sites. Decided that Mr Leon Neveling will request the owners to rectify the situation.	LN
9	Sekuriteit	Security	
	Mev. R van Huyssteen bevestig aan die Komitee dat Wi Mation weer hul maandelikse instandhouding gedoen het. Die Komitee bedank Mnr K Teichert vir die UPS wat hy geskenk het vir n deel van die kamerasisteem.	Mrs. R van Huyssteen confirms to the Committee that Wi Mation has again carried out their monthly maintenance. The Committee thanks Mr K Teichert for the donation of the UPS used as part of the camera system.	
10	Infrastruktuur	Infrastructure	
10.1	Louvres vir motorhuise by Bestuursgebou	Louvres for garages at Building	
	Mnr W van der Merwe het die nodige kwotasie bekom. Besluit om voort te gaan en n bestelling te plaas. Bedrag goedgekeur R38 000.00. Mev R van Huyssteen sal PPM versoek om die deposito betaling te maak.	Mr W van der Merwe obtained the quotation. Resolved to proceed with the installation and to pay the deposit to the vendor. Amount approved R38 000.00. Mrs R van Huyssteen will request PPM to make the deposit payment	RvH
10.2	Aandag moet gegee word aan die elektriese bedrading by die Bestuursgebou. Dit moet heel waarskynlik herbedraad word. Kwotasies is ontvang vir die moontlike opsporing van die fout. Laser Repair se voorlopige bedrag is R1036.00. Laser Repair het voorgestel dat wanneer die krag weer probleme gee hulle die fout beter sal kan isoleer, waarna 'n meer akkurate kwotasie gemaak kan word. Laser Repair sal gekontak word onder die omstandighede.	Attention must be given to the electrical wiring at the Management Building. It most likely needs to be re-wired. Quotations were obtained to identify the fault. Laser Repair preliminary quoted an amount of R1036.00. However, they advised they will be better positioned to isolate the fault when the power goes down again, after which they will be able to give us a more accurate quotation. Laser Repair to be contacted when the power trips again.	LN/AvH
10.2	Mangate	Manholes	

	Alle gebreekte mangate is vervang en gevef. Mangate by nommers 18 en 19 sal opgesit word sodra bouwerk voltooi is.	All broken manholes have been replaced and painted. Manholes at numbers 18 and 19 to be installed once the building has been completed.	
10.3	Mnr L Neveling vermeld dat die "bulk" watermeter in orde is. Die situasie sal gemonitor word.	Mr L Neveling reports that the "bulk" water meter seems to be in working order. The situation will be monitored.	LN
11	Instandhouding & tuine	Maintenance and gardens	
11.1	Brandblussers en toerusting	Fire extinguishers and equipment	
	CAW Fire Supplies moet versoek word om die brandtoerusting te diens. Die bedrag van R603.75 word goedgekeur hiervoor. Mev R van Huysteen sal PPM versoek om die betaling te maak en opdrag te gee aan CAW. Mev R van Huysteen sal die brandweer kontak om te verseker dat die Blue Ridge aan alle voorgeskrewe vereistes vir brand voorkoming voldoen.	CAW Fire supplies to be appointed to service the fire equipment. An amount of R603.75 approved in this regard. Mrs R van Huysteen to instruct PPM to appoint and pay CAW. Mrs R van Huysteen will obtain confirmation from the Fire Department that Blue Ridge is adhering to all fire prevention requirements.	RvH
12	Algemeen	General	
12.1	Aanhou van Katte	Cats	
	Terugvoering vanaf PPM rakende die aangeleentheid word afgewag. PPM moet by die volgende vergadering terugvoer gee.	Awaiting feedback from PPM regarding this matter. PPM to provide feedback at the next meeting.	PPM
12.2	Kleinhondjies	Small dogs	
	Die aansoekvorm is gewysig en aangepas. Die gewysigde vorm word goedgekeur. PPM moet n skrywe aan die eienaar van nommer 37 rig oor die hond wat n steurnis is en aanhoudend blaf.	The approval form has been amended. The amended form is adopted. PPM to issue a letter to the owner of number 37 regarding the disturbance caused by the continuous barking of the dog.	PPM
12.3	Heining	Fence	
	n Konsep voorlegging is opgestel om die grensheining tussen Blue Ridge en Moquini te vervang op n 50:50 kostedelings basis. Die heining is oorspronklik opgesit deur Moquini. Moquini het aangedui dat hulle nie aan die heing gaan aandag gee gedurende 2023 en 2024 nie.	A concept proposal was drafted for consideration to replace the boundary fence between Blue Ridge and Moquini Estate on a 50:50 cost sharing. The fence was originally erected by Moquini. Moquini indicated that they will not attend to the fence in 2023 and 2024.	Staan oor

	Met inagneming van die kostes is besluit dat die heining sover moontlik, op n deurlopende basis, herstel en onderhou sal word .	Due to the costs involved it was decided to let the matter stand over and to repair the fence as best we can on an ongoing basis.	
12.4	Kennis word geneem dat Prinsloo Property Management (Pty) Limited se epos adres verander na status8@status-mark.co.za	The change in the email address of Prinsloo Property Management (Pty) Limited to status8@status-mark.co.za is noted	
12.5	Elektriese Kables	Electrical cables	
	Eenhede 19, 91 en 93 se elektriese kables is uitgesorteer met die hulp van Fielies van die munisipaliteit. PPM moet n skrywe aan die munisipaliteit rig waarin Fielies bedank word vir sy hulp in die verband.	Units 19, 91 and 93's electrical cables were located with the assistance of Fielies from the Municipality. PPM to write a letter to the municipality to thank Fielies for his assistance.	PPM
13	Klagte	Complaint	
	'n Klagte is ontvang oor item 13.3 in die Desember 2022 notule. Die Komitee het die aangeleentheid oorweeg en deeglik daaroor besin. Die Komitee, met inagneming van die relevante feite bevestig die posisie dat groot meubelvervoerwaens, in ooreenstemming met die gedragsreëls nie toegelaat word nie. Die Komitee sal die gedragsreëls aanpas om enige toekomstige misverstande te voorkom. Die aangeleentheid is afgehandel.	A complaint was received with reference to item 13.3 of the minutes of the meeting of December 2022. The committee deliberated the matter considering the relevant information. The Committee confirms the position that large furniture removal trucks are not allowed in accordance with the conduct rules. The Committee will adjust the conduct rules to avoid any future misunderstandings. The matter is closed.	
	Datum van volgende vergadering	Date of next meeting	
	Die volgende Komitee vergadering sal plaasvind op 8 Maart 2023 om 09:00 op terrein. Met geen verdere items om te bespreek nie, sluit die vergadering.	The next Committee meeting will take place on 8 March 2023 at 09:00 on site. With no further items to discuss, the meeting closes.	
	 Goedgekeur / Approved Trustees (6): Leon Neveling Reinet van Huyssteen Tertius Teichert 8/3/23 Datum / Date leonneveling3@gmail.com reinetvh@telkomsa.net tertius.teichert@gmail.com		

	Konrad Telchert Nico Botha Willem van der Merwe	konradt34@gmail.com nicobotha2@gmail.com wvdmerwe30@gmail.com	
--	---	--	--