

STATUS-MARK

PROPERTY MANAGEMENT

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NOTULE

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOUD IS OP WOENSDAG 08 MAART 2023 OM 09H00 BY DIE KANTORE VAN BLUE RIDGE

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON WEDNESDAY 08 MARCH 2023 AT 09H00 AT THE OFFICES OF BLUE RIDGE

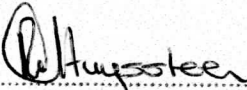
1	Konstituering	Constitution	
	'n Wettige kworum is teenwoordig	A legal quorum is present	
2	Verwelkoming	Welcoming	
	Die Voorsitter, Mev van Huyssteen, verwelkom almal teenwoordig.	The Chairperson, Mrs van Huyssteen, welcomes everyone.	RvH
3	Presensie: Teenwoordig & verskoning	Present & Apologies	
	<u>Teenwoordig / Present:</u> Mnr. L Neveling Mnr. E Potgieter Mnr. K Teichert Mnr. T Teichert Mnr. W van der Merwe Mev. R van Huyssteen Mev. T Brown (Prinsloo Property Management (Pty) Ltd) Mej. E Steyn (Prinsloo Property Management (Pty) Ltd)		LN EP KT TT WvdM RvH TB ES
	<u>Verskoning / Apologies:</u> Mnr. N Botha		NB
	Die Voorsitter spreek spesiale dank uit aan Mnr. Potgieter en heet hom welkom.		
3.1	Portefeuljes	Portfolios	
	Met die aansluiting van Mnr. Potgieter by die Komitee, word die portefeuljes as volg toegedeel:	With the joining of Mr. Potgieter to the Committee, the portfolios are allocated as follows:	

	• Voorsitter & Tesourier – Mev. R van Huyssteen • Sekretaris – Mnr. T Teichert • Tuine & Instandhoudig – Mnr. K Teichert & Mnr. E Potgieter • Boukomitee – Mnr. L. Neveling & Mnr. W van der Merwe • Projekte – Mnr. N Botha	• Chairperson & Treasure – Mrs. R van Huyssteen • Secretary – Mr. T Teichert • Gardens & Maintenance – Mr. K Teichert & Mr. E Potgieter • Building Committee – Mr. L. Neveling & Mr. W van der Merwe • Projects – Mr. N Botha	
3.2	Lief en leed	Love and loss	
	Die Komitee van Blue Ridge HEV betoon hul innige simpatie aan Mnr. J Koen, met die afsterwe van sy vrou.	The Committee of Blue Ridge HOA expresses their deepest sympathy towards Mr. J Koen, with the passing away of his wife.	
4	Goedkeuring van vorige notule:	Approval of previous minutes:	
4.1	15 Februarie 2023	4.1	15 February 2023
	Die notule, soos voorgelê, word eenparig goedgekeur.		The minutes, as presented, are unanimously approved.
4.2	20 Februarie 2023	4.2	20 February 2023
	Die notule, soos voorgelê, word eenparig goedgekeur.		The minutes, as presented, are unanimously approved.
5	Sake voortspruitend uit die vorige notule	Matters arising from previous minutes	
	Geen	None	
6	Versekering	Insurance	
	Versekering is in plek vir alle gemeenskaplike eiendom. Makelaar: Insure Broker Solutions Onderskrywer: CIA Totale waarde: R 5 696 982.10 Maandelikse premie: R 1 161.14 Getrouheidsdekking: R 1 625 000.00 Publieke Aanspreeklikheid: R 100 000 000.00 Die vergadering keur die versekering eenparig goed. Die Solar stelsel is op alle risiko verseker vir n bedrag van R150 000.00. Mev. T Brown bevestig dat die polis met 10% ge-eskaleer is. 'n Waardasie is deur JM. Le Roux gedoen in Maart 2023 om te verseker dat BR nie onderverseker is nie. Die Voorsitter sal 'n skedule optrek na aanleiding van die waardasie en die nodige deurgee aan die makelaar, om kwotasies daarop te verky.	Insurance is in place for all common property. Broker: Insure Broker Solutions Underwriter: CIA Total value: R 5 696 982.10 Monthly premium: R 1 161.14 Fidelity cover: R 1 625 000.00 Public Liability: R 100 000 000.00 The meeting unanimously approves the insurance. The solar was placed under all risk for an amount of R 150 000.00. Mrs. T Brown confirms that the policy has been escalated by 10%. A valuation was done by JM. Le Roux in March 2023 to ensure that BR is not under insured. The Chairperson will draw up a schedule following the valuation and pass it on to the broker, in order to obtain quotations on it.	RvH

7	Finansies	Finance	
7.1	Bestuursstate Februarie 2023	Management Statements February 2023	
	Die Bestuursstate, soos voorgelê, word deur die Komitee goedgekeur.	The Management Statements, as presented, are approved by the Committee.	
7.2	Bankbalanse soos op 03 Maart 2023	Bank balances as on 03 March 2023	
	Tjekrekening/Cheque Account	R 28 286.98	
	Reserwe Fonds/ Reserve Fund	R 1 116 347.54	
	Kleinkas/ Petty Cash	R 970.85	
	Boudeposito/ Builders Deposit	R 89 773.39	
		R 1 235 378.76	
	Minus:		
	Bou Deposits / Building Deposits	R 89 773.39	
	Heffings Vooruit / Levies in Advance	R 105 767.43	
	Beskikbare Fondse / Available Funds	R 1 039 837.94	
7.3	Uitstaande heffings	Outstanding levies	
	Uitstaande heffings beloop R 13 464.97.	Outstanding levies amount to R 13 464.97.	
7.4	Terugbetaling van waterherstel erf 18 en 19	Repayment of water repair erven 18 and 19	
	Prinsloo Property Management (Pty) het die koste vir die herstel van die water lekkasie by eenhede 18 en 19 aangespreek.	Prinsloo Property Management (Pty) Ltd addressed the cost of repairing the water leakage at units 18 and 19.	
	Die koste is nog nie verhaal nie.	The costs have not yet been recovered.	
	Prinsloo Property Management (Pty) Ltd sal die verhaling op die betrokke eienaars se heffingsrekeninge sit.	Prinsloo Property Management (Pty) Ltd will put the recovery on the relevant owners' levy accounts.	PPM
8	Argitektonies	Architectural	
8.1	Boureëls en toegang	Building rules and access	
	Die Komitee is besig om die boureëls aan te pas wat dan ook tydens die AJV voorgelê sal word vir finale goedkeuring.	The Committee is busy adjusting the building rules which will be submitted to the upcoming AGM for final approval.	RvH
	Die vergadering bespreek die sekuriteitsaspek .	The meeting discusses the security aspect.	
	'n Voorstel word gemaak om tuinwerkers en huiswerkers van ID kaarte te voorsien en eienaars te verplig om 'n polisieklaring aan te gaan.	A proposal is made to provide garden workers and domestic workers with ID cards and demand owners to obtain a police clearance.	
	Mnr. Neveling stel voor dat bouers parafeer op die "checklist" wat aan hulle voorsien word en sal deur hom geadministreer word.	Mr. Neveling suggests that builders initial the checklist that is provided to them and it will be administered by him.	LN
8.2	Hek wat vashaak	Gate that gets stuck	
	Mnr. K Teichert noem aan die vergadering dat die hek met tye vashaak.	Mr. K Teichert mentions to the meeting that the gate sometimes gets stuck.	

	Daar word genoem dat Electronic Services nie uitkom wanneer daar gerapporteer word nie. Mnr. Potgieter en Mnr. K Teichert sal ander kontrakteurs nader om die probleem aan te spreek.	It is mentioned that Electronic Services does not come out when reported. Mr. Potgieter and Mr. K Teichert will approach other contractors to address the problem.	EP / KT
9	Sekuriteit	Security	
9.1	Laaier	9.1 Charger	
	Die Voorsitter bevestig dat die battery laaier gekoop is en geïnstalleer is Die aangeleentheid word as afgehandel beskou.	The Chairman confirms that the battery charger has been purchased and is installed. The matter is considered settled.	
9.2	Kamera	9.2 Camera	
	Die Voorsitter bevestig dat die kameras deur DBS op 'n 24x7x365 basis gemonitor word en maandeliks versien en skoongemaak word. Die Komitee sal opsies ondersoek om moontlik 'n kamera buite die hek te installeer en ook deur DBS te laat monitor. Terugvoer sal by die volgende vergadering gegee word.	The Chairperson confirms that the cameras are monitored on a 24x7x365 basis and are maintained and cleaned on a monthly by DBS. The Committee will investigate the option to install a camera outside the gate that will also be monitored by DBS. Feedback will be given at the next meeting.	Komitee
10	Infrastruktuur	Infrastructure	
10.1	Kantoor elektriese bedrading	Office electrical wiring	
	Die Voorsitter bevestig aan die vergadering dat die krag nie weer getrip het nie. Die aangeleentheid word deurlopend gemonitor en sal aangespreek word indien probleme ervaar word.	The Chairperson confirms to the meeting that the power has not tripped again. The matter is continuously monitored and will be addressed if problems are experienced.	
10.2	Kwotasies Bestuursgebou	Quotations Management Building	
	Die totale koste vir die herstelwerk aan die Bestuursgebou beloop tussen R 230 000.00 en R 250 000.00. Gert Beukes en Coast to Coast was genader om te kwoteer. Ons wag nog vir die 3de kwotasie. Die vergadering besluit egter om goedkeuring vir 'n addisionele bedrag aan te vra om te verseker dat die projek behoorlik voltooi kan	The total cost for the repairs to the Administration Building amounts to between R 230 000.00 and R 250 000.00. Gert Beukes and Coast to Coast were approached to quote. We are awaiting a 3rd quote. The meeting however decides to request approval for an additional amount to ensure that the project can be completed properly. This approval will be sought at the 2023 AGM.	

	word. Hierdie goedkeuring sal by die AJV van 2023 aangevra word. Die Komitee sal die aangeleentheid bestuur.	The Committee will manage the matter.	Komitee
10.3	Installasie van Louvres	Installation of Louvres	
	Die bestelling vir die "Louvres" is geplaas. Mnr. van der Merwe bevestig aan die vergadering dat dit binne die volgende 2 weke afgelewer en geïnstalleer sal word. Vordering sal by die volgende Komitee vergadering bespreek word.	The order for the Louvres has been placed. Mr. van der Merwe confirms to the meeting that it will be delivered and installed in the next 2 weeks. Progress will be discussed at the next Committee meeting.	WvdM
10.4	Skoonmaak van Erwe	Cleaning of Erven	
	Afgehandel	Finalised.	
10.5	Veiligheidsreëlings materiaal vir keermure	Safety rail material for retainer walls	
	Die Komitee is besig om die materiaal vir veiligheidsreëlings vir keermure aan te spreek in die Boureëls. Mev van Huyssteen sal 'n skrywe opstel, vir versending aan eienaars rakende die keermure.	The Committee is busy addressing the Building Rules to include the material for safety rails for retaining walls. Mrs van Huyssteen will prepare a letter to owners regarding the retaining walls.	RvH TT
10.6	Ligte	Lights	
	Melding word gemaak van die twee ligte wat by die ingang gebreek is. Die Mnr Potgieter sal reël dat dit vervang word.	A report is made of two lights that are broken at the entrance. The Mr Potgieter will arrange for it to be replaced.	Komitee
11	Instandhouding & tuine	Maintenance and gardens	
11.1	Terugvoer CAW en brandweer	Fire extinguishers and equipment	
	Die Voorsitter bevestig dat die jaarlikse diens van die brandtoerusting deur CAW Fire Supplies gedoen is. 'n Kwotasie ten bedrae van R 1 151.15 is ontvang van CAW Fire Supplies vir die installering van 'n brandblusser vir elektroniese toerusting met die toepaslike kennisgewingsborde vir die toerusting kamer. Die vergadering keur die kwotasie eenparig goed en Prinsloo Property Management (Pty) Ltd sal die nodige met CAW Fire Supplies reël.	The Chairman confirms that the annual service of the fire equipment has been done by CAW Fire Supplies. A quotation amounting to R 1 151.15 was received from CAW Fire Supplies for the installation of a fire extinguisher for electronic equipment with the appropriate notice boards for the equipment room. The meeting unanimously approves the quotation and Prinsloo Property Management (Pty) Ltd will make the necessary arrangements with CAW Fire Supplies.	PPM
11.2	Heining	Fence	
	Die noordelike heining is sleg geroes en Mnr K Teichert en Mnr E Potgieter sal ondersoek instel	The northern fence is rusted badly and Mr K Teichert and Mr E Potgieter will inspect the	KT / EP

	na die staalpanele tussen die baksteenmure. Hulle sal terugvoer gee by die volgende vergadering.	steel panels between the brick structures. They will give feedback at the next meeting.	
12	Algemeen	General	
12.1	Elektriese Kables	Electrical cables	
	Eenhede 19, 91 en 93 se elektriese kables is uitgesorteer met die hulp van Fielies van die munisipaliteit. Prinsloo Property Management (Pty) Ltd het 'n skrywe aan die munisipaliteit gerig waarin Fielies bedank was vir sy hulp in die verband. Die aangeleentheid word as afgehandel beskou.	Units 19, 91 and 93's electrical cables were sorted out with the help of Fielies from the municipality. Prinsloo Property Management (Pty) Ltd sent a letter to the municipality thanking Fielies for his help in this regard. The matter is considered closed.	
12.2	Gedragreëls	Conduct Rules	
	Eienaars moet 'n "shuttle" reël vanaf die hek na die eenheid indien hulle intrek of verhuis. Vervoerwaens word nie in die kompleks toegelaat nie, aangesien die paaie te nou is. Die Komitee sal die wysiging by die Gedragreëls insluit.	Owners must arrange a shuttle from the gate to the unit when moving in or out. Transport vans are not allowed in the complex as the roads are too narrow. The Committee will include the amendment in the Conduct Rules.	RvH
	Datum van volgende vergadering	Date of next meeting	
	Die volgende Komitee vergadering sal plaasvind op 5 April 2023 om 09:00 op terrein. Die Algemene Jaar Vergadering sal plaasvind op 3 Mei 2023 om 09:00 by Doxa Deo, 34 Da Gama straat, Da Nova, Mosselbaai. Met geen verdere items om te bespreek nie, sluit die vergadering.	The next Committee meeting will take place on 5 April 2023 at 09:00 on site. The General Annual Meeting will take place on 3 May 2023 at 09:00 at Doxa Deo, 34 Da Gama Street, Da Nova, Mossel Bay. With no further items to discuss, the meeting closes.	
	 Goedgekeur / Approved 5/4/2023 Datum / Date <u>Trustees (6):</u> Leon Neveling Reinet van Huyssteen Tertius Teichert Konrad Teichert Nico Botha Willem van der Merwe leonneveling3@gmail.com reinet50@gmail.com tertius.teichert@gmail.com konradt34@gmail.com nicobotha2@gmail.com wvdmerwe30@gmail.com		