PRINSLOO
PROPERTY MANAGEMENT Pty(Ltd)
Reg. No. 2017/304399/07

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TRADING as Status-Mark (Mossel Bay)

BLUE RIDGE HEV (101)

NOTULE VAN DIE TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP 2023/10/11 OM 09H00 OP PERSEEL

MINUTES OF THE COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2023/10/11 AT 09H00 ON SITE

1	**Konstituering**	**Constitution**	
	5 Trustees is teenwoordig en die vergadering is gekonstitueer.	5 Trustees are present and the meeting is duly constituted.	
2	**Verwelkoming**	**Welcoming**	
	Die voorsitter, AvH, open die vergadering en verwelkom almal teenwoordig.	The chairman, AvH, opens the meeting and welcomes all present.	
3	**Teenwoordig & verskoning**	**Present & Apologies**	
	Teenwoordig / Present A van Huyssteen (AvH) L Neveling (LN) E Potgieter (EP) T Teichert (TT) W van der Merwe (WvdM)		
	Verskoning / Apology K Teichert (KT) H Radley (HR)		
4	**Goedkeuring van vorige notule: 2023/09**	**Approval of previous minutes: 2023/09**	
	Die notule, soos voorgehou, word goedgekeur.	The minutes, as presented, are approved.	
5	**Sake voortspruitend uit die vorige notule:**	**Matters arising from previous minutes:**	
	Sake word onder agendapunte hanteer.	Matters will be dealt with under agenda items.	

6	**Versekering**	**Insurance**	
	PPM bevestig dat die eis uitbetaal is vir die skade aan die hek. ‘n Skrywe moet aan die bouer gaan wat aandui dat die versekering dit van die derde party gaan verhaal en dat die HEV die bybetaling van die deposito gaan verhaal.	PPM confirms that the claim for the damage to the gate has been paid and that the insurance will recover same from the third party and that the excess will be recovered from the building deposit.	**PPM**
7	**Finansies**	**Finance**	
	7.1 Bestuurstate	**7.1 Management Statements**	
	Die state, soos voorgehou, word goedgekeur.	The statements, as presented, are approved.	
	7.2 Bank balanse	**7.2 Bank balances**	
	Lopend / Current R 69 294 Bou / Building R 110 743 Reserwe / Reserve R 905 891 Kleinkas / Petty Cash R2 550 Totaal / Total R 1 088 479		
	7.3 Uitstaande heffings	**7.3 Outstanding levies**	
	PPM bevestig dat een eienaar aan Rene Harris oorhandig is vir invordering.	PPM confirms that an owner has been handed over to Rene Harris for collection.	
8	**Argitektonies**	**Architectural**	
	WvdM hou die plan aan die BK voor en ‘n mandaat word aan hom gegee om die nodige dokumentasie te teken. “COC”s moet bekom word vir elektrisiteit en loodgieterswerk.	WvdM presented the plan to the MC and a mandate is given for him to sign the necessary documentation. COC’s need to be obtained for electricity and plumbing.	**WvdM**
	TT spreek sy kommer uit oor die finansiële implikasies agv die moontlike boetes en agterstallige belasting wat gehef mag word.	TT places his concern regarding the financial implications on record regarding the potential penalties and arrears taxes that might be levied.	
	Die aksies uit die vorige vergadering oor die posisionering van riool ventilasiepype moet gefinaliseer word.	The actions from the previous meeting regarding the sewerage ventilation pipes must be finalised.	**LN** **WvdM**
9	**Sekuriteit**	**Security**	
	Niks om te rapporteer nie.	Nothing to report.	
10	**Infrastruktuur**	**Infrastructure**	
	Finale verfwerk aan kantoorgebou sal gedoen word sodra alles behoorlik uitgedroog is na die reën.	Final touch-up painting will be done in the office building once everything has dried out properly after the rain.	

11	**Instandhouding & tuine**	**Maintenance and gardens**	
	Aksie-items;	Action items:	
	• Koop randstene aan vir Killa om by bou-ingang aan te bring. • Kry kwotasies vir Karcher "walk behind sweeper"	• Buy curbs for Kila to install at the building entrance. • Obtain quotes for a Karcher walk behind sweeper.	**EP** **EP**
12	**Personeel**	**Staff**	
	EP sal die teenwoordigheidsregister en verlof register op datum hou en moet die openings balans met Konrad nagaan.	EP will keep the attendance register and leave register up to date and must confirm the opening balance with Konrad.	**EP** **PPM**
13	**Algemeen**	**General**	
	As gevolg van verskeie insidente waar inwoners (hoofsaaklik huurders) reëls oortree en dan versuim (weier) om regstellende aksie te neem woed besluit dat 'n standaard reël toegepas sal word met betrekking tot boetes wat opgelê word in sulke gevalle. 'n Boete van R500 per week sal opgelê word totdat die oortreding reggestel is en die Bestuursagent skriftelik daarvan in kennis gestel is. Agente moet self hulle borde roteer in lyn met Munisipale regulasies. Die HEV kan nie verantwoordelikheid aanvaar indien borde verwyder of beskadig word nie.	Due to various incidents where residents (mainly tenants) disregard rules and then fail (refuse) to take remedial action, it is decided that a standard rule will be applied regarding penalties in such cases. A penalty of R500 per week will be levied until the breach has been rectified and the Managing Agent has been informed in writing that it has been rectified. Agents must rotate their signs amongst themselves in line with Municipal bylaws. The HOA cannot take responsibility if signs are removed or damaged.	
14	**Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.**	**Decisions between meetings made via Email/WhatsApp**	
	Die volgende besluit is geneem: 1. Verkoop en verwydering van ou palissade-panele.	The following decision was made: 1. Sale and removal of old of palisade panels.	
15	**Privaat aangeleenthede**	**Private Matters**	
	Nie vir publikasie.	Not for publication.	
16	**Datum van volgende vergaderings**	**Date of next meetings**	
	8 Nov		
	Met geen verdere items om te bespreek nie, sluit die vergadering om 10.30 af.	With no further matters to discuss, the meeting concludes at 10.30.	

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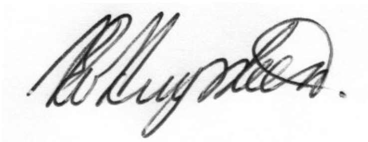
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