

TRADING as Status-Mark (Mossel Bay)

NOTULE

BLUE RIDGE HEV (101)

**NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP
2024/06/05 OM 09H00 OP PERSEEL**

**MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2024/06/05
AT 09H00 ON SITE**

1	Konstituering	Constitution	
	Ses Trustees is teenwoordig, dus is kworum bereik en kan die vergadering voortgaan.	Six Trustees are present, so quorum has been reached and the meeting can proceed.	
2	Verwelkoming	Welcoming	
	AvH verwelkom almal teenwoordig.	AvH welcomes everyone present.	
3	Teenwoordig & verskoning	Present & Apologies	
	Teenwoordig: Arrie van Huyssteen (AvH) Tertius Teichert (TT) Leon Neveling (LN) Hein Radley (HR) Pieter Boshoff (PB) Eric Potgieter (EP) Erna Andrews (PPM) Verskonings: Willem van der Merwe (WvdM)	Present: Arrie van Huyssteen (AvH) Tertius Teichert (TT) Leon Neveling (LN) Hein Radley (HR) Pieter Boshoff (PB) Eric Potgieter (EP) Erna Andrews (PPM) Apologies: Willem van der Merwe (WvdM)	
4	Goedkeuring van vorige notule: 2024/05/08	Approval of previous minutes: 2024/05/08	
	Die vorige notule is aan al die Trustees versprei en word eenparig goedgekeur.	The previous minutes were distributed to all the Trustees and are unanimously approved.	
5	Bevestiging van portefeuljes soos op die	Confirmation of portfolios as assigned at	

	vorige vergadering toegewys.		the previous meeting.		
	Portefeuljies is as volg toegeken en word bevestig: Voorsitter: Arrie van Huyssteen Sekretaris: Arrie van Huyssteen Tesourier: Tertius Teichert Operasionele Komitee: Hein Radley: Sekuriteit Pieter Boshoff: Grense en Hekke Eric Potgieter: Tuine en Algemene Onderhoud Bou Komitee: Willem van der Merwe Leon Neveling Enige ander sake wat opduik sal hanteer word soos dit gebeur.		Portfolios have been allocated as follows and are confirmed: Chairman: Arrie van Huyssteen Secretary: Arrie van Huyssteen Treasurer: Tertius Teichert Operational Committee: Hein Radley: Security Pieter Boshoff: Borders and Gates Eric Potgieter: Gardens and General Maintenance Building Committee: Willem van der Merwe Leon Neveling Any other matters that arise will be dealt with as they happen.		
5	Sake voortspuitend uit die vorige notule:		Matters arising from previous minutes:		
	5.1	Garage mure maak borrels agv vog	5.1	Garage walls bubble due to moisture	HOA
		Instandhouding is gedoen en dit sal gemoniteer word.		Maintenance was done and it will be monitored.	
	5.2	Mr Germishuizen	5.2	Mr Germishuizen	HOA
		'n Skrywe was gerig aan Mnr Germishuizen wat 'n opsomming is van die posisie dokument wat deur TT saamgestel is in samewerking met die Munisipaliteit en by PPM op rekord geplaas is. Nog geen verdere korrespondensie is ontvang nie. Die uitkoms in kort is dat die HEV wel by magte is om strenger regulasies toe te pas as wat deur die plaaslike Munisipaliteit verlang word.		A letter was addressed to Mr Germishuizen which is a summary of the position paper compiled by TT with input from the Municipality and placed on record at PPM. No further correspondence has yet been received. The outcome in short is that the HOA is allowed to enforce stricter regulations than that that required by the Municipality.	
	5.3	Kwotasie Hek Motors	5.3	Quotation Gate Motors	HR
		Opgedateerde kwotasies is ontvang en bespreek. Electronic Services se kwotasie is aanvaar en deposito is betaal. HR is in kontak met die diensverskaffer. (Sien punt 5.7 <i>infra</i>)		Updated quotes were received and discussed. Electronic Services' quote was accepted, and deposit was paid. HR is in contact with the service provider. (See point 5.7 <i>infra</i>)	
	5.4	Cell-2-Gate opgradering	5.4	Cell-2-Gate upgrading	HR
		Hernude kwotasies is ontvang en bespreek. Electronic Services se kwotasie is aanvaar en deposito is betaal. HR is in kontak met die diensverskaffer. (Sien punt 5.7 <i>infra</i>)		Updated quotes were received and discussed. Electronic Services' quote was accepted, and deposit was paid. HR is in contact with the service provider. (See point 5.7 <i>infra</i>)	

		AvH sal 'n nuusbrieff opstel met inligting rakende die proses. Al die selfoonnommers moet weer bevestig word om op die hekke te laai na die opgradering. Al die afstandbeheerders sal van nou af by PPM geregistreer word teenoor die eienaars se profiele. AvH sal die nommers verskaf soos dit op die hekke geregistreer word. Dit sal ook verseker dat afstandbeheerders wat nie meer op die hekke moet wees nie gekanselleer kan word.		AvH will prepare a newsletter with information regarding the process. All the mobile numbers need to be reconfirmed to be loaded on the gates after the upgrade. All the remotes will be registered with PPM as opposed to the owners' profiles from now on. AvH will provide the numbers as they are registered on the gates. This will also ensure that remotes that should no longer be on the gates can be cancelled.	AvH EP PPM AvH
	5.5	Gesprek met Moquini	5.5	Talks with Moquini	AvH
		AvH het 'n skrywe aan Moquini gerig rakende die toestand van die heining en die terugvoer was nie baie positief nie. Hulle het versoek dat Blue Ridge nie enige herstelwerk aan die heining doen sonder hulle toestemming nie en ook bevestig dat dit nie op hul prioriteitslys is om dit te vervang nie. Dit terwyl Blue Ridge goedgunstiglik aanbied om die helfte van die koste te dra. TT sal navorsing doen oor bure regte en kyk hoe die situasie positief, maar binne wettige perke aangespreek kan word. Op die stadium maak Moquini inbraak op die estetiese regte van Blue Ridge. Blue Ridge het ook al baie geld spandeer om te help met die instandhouding van die heining. Die opsie om dit te doen word nou ontnem deur die skrywe vanaf Moquini.		AvH addressed a letter to Moquini regarding the condition of the fence and the feedback was not very positive. They requested that Blue Ridge do not do any maintenance on the fence without their permission and confirmed that it is not on their priority list to replace it. This whilst Blue Ridge is offering in goodwill to carry half of the cost of replacement. TT will conduct research on neighbours' rights and see how the situation can be addressed positively but within legal limits. At this point, Moquini intrudes on the aesthetic rights of Blue Ridge. Blue Ridge has also already spent a lot of money to help with the upkeep of the fence. The option to do so is now blocked by the letter from Moquini.	
	5.6	Kaart Identifikasiesistelsel	5.6	Card Identification System	PPM
		Die identiteitskaarte sal deur AvH hanteer word aangesien Postnet nie meer kaarte vervaardig nie. 'n Eenmalige koste van R50.00 sal by die heffing staat van elke eienaar gehêf word wat aansoek doen. Bestaande werkers sal vrywaring kry van die Polisieklaring, maar alle nuwe werkers moet dit verkry voor goedkeuring gegee sal word. Killa moet ook 'n ID kaartjie kry.		The identity cards will be done by AvH due to Postnet not making cards anymore. A once-off cost of R50.00 will be charged to the levy statement of each owner who applies. Existing workers will be given indemnity from the Police Clearance, but all new workers must obtain it before approval will be given. Killa also needs to get an ID tag.	

		EP rapporteer dat Coastal Gardens se werkers sal begin om reflekerende baadjies te dra om hulle te identifiseer.		EP reports that Coastal Gardens' workers will begin wearing reflective vests to identify them.	
	5.7	Hek Spoor Fondasie	5.7	Gate Track Foundation quotations	EP
		Moet gelees word saam met 5.3 en 5.4 <i>supra</i>. EP rapporteer dat 3 kwotasies verkry is. Die fondasie moet eerste gedoen word voor Electronic Services die hek motors kan installeer. Kwotasies: Jimnah Projects: R20 960.00 Key4 Construction: R20 671.00 Cornerstone: R25 300.00. Die komitee kyk na die spesifikasies en besluit dat Cornerstone na die beste opsie lyk. Punte word uitgelig wat EP net met hulle moet opvolg onder andere die sterkte van die beton. AvH sal 'n nuusbrief opstel wat die proses aan die eienaars sal verduidelik.		Should be read in conjunction with 5.3 and 5.4 <i>supra</i>. EP reports that 3 quotes were obtained. The earthworks must be done first before Electronic Services can install the gate motors. Quotations: Jimnah Projects: R20 960.00 Key4 Construction: R20 671.00 Cornerstone: R25 300.00. The committee looked at the specifications and decide that Cornerstone seemed like the best option. Points are highlighted that EP needs to follow up with them, among other things the strength of the concrete. AvH will draft a newsletter to explain the process to owners.	EP AvH
	5.8	Waterdruk	5.8	Water pressure	WvdM
		PB gee terugvoer oor die proses wat gevolg is. Die Munisipaliteit moet nou laat weet hoe hulle dit gaan aanspreek.		PB provides feedback on the process followed. The Municipality must now let them know how they will address this.	
6		Versekering		Insurance	
		Geen		None	
7		Finansies		Finance	
	7.1	Bestuurstate	7.1	Management Statements	
		AvH noem dat as gevolg van 'n klein oorsig in die begroting, die verhoging in die prys van Coastline Gardens 'n oor-spandering van ongeveer R5000.00 gaan veroorsaak op tuindienste vir 2024/2025. Dit sal tot 'n groot mate deur besparing op ander tuindienste geabsorbeer kan word.		AvH mentions that due to a small oversight in the budget, the increase in the price of Coastline Gardens will cause an over expenditure of approximately R5000.00 on garden services for 2024/2025. This will be offset to a large extent through savings on remaining garden services.	
	7.2	Bankbalanse	7.2	Bank balances	

		Tjek : R 108 232.49 Bou Deposito: R 66 425.07 Kleinkas: R 4 083.57 <u>Reserwe Fonds: R 1 030 145.09</u> <u>TOTAAL: R 1 208 886.22</u>		Check: R 108 232.49 Build Deposit: R 66 425.07 Petty Cash: R 4 083.57 <u>Reserve Fund: R 1 030 145.09</u> <u>TOTAL: R 1 208 886.22</u>	
	7.3	Uitstaande heffings	7.3	Outstanding levies	
		Daar is twee eiendomme wat oorhandig is vir invordering. Verder volg PPM gereeld op met eienaars wat agterstallig raak. In meeste gevalle word dit dadelik inbetaal.		There are two properties that have been handed over for collection. Furthermore, PPM follows up regularly with owners becoming overdue. In most cases, it is paid in immediately.	
8	Argitektonies		Architectural		
	8.1	Planne kantoorgebou	8.1	Office building plans	
		Daar moet 'n geut opgesit word. Twee kwotasies is verkry: Gutter Express R3000.00 met 25% korting indien dit vooruit betaal word. Water Guttering: R4140.00 Die spesifikasies is oorweeg en Gutter Express is deur die komitee goedgekeur.		A gutter needs to be put up. Two quotes were obtained: Gutter Express R3000.00 with 25% rebate if paid in advance. Water Guttering: R4140.00 The specifications were considered, and Gutter Express was approved by the committee.	
	8.2	Ventilasiepeype	8.2	Ventilation pipes	
		Geen		None	
9	Sekuriteit		Security		
		AvH rapporteer dat die waarskuwings van die kameras op die selfone te veel is. Daar is tot 1000 'n dag. DBS moet versoek word om na die sensitiwiteit van die kameras te kyk. Dit kan ook geprogrammeer word om te onderskei tussen bewegende voorwerpe soos bokke, mense, skaduwee, ensovoorts. 'n Groot hoeveelheid waarskuwings kan veroorsaak dat die beheerkamer belangrike waarskuwings mis.		AvH reports that the alerts from the cameras on the mobile phones are too many. There is up to 1000 a day. DBS must be requested to look at the sensitivity of the cameras. It can also be programmed to distinguish between different moving objects such as buck, people, shadows, etc. A large number of alerts can cause the control room to miss important alerts.	HR
10	Infrastruktuur		Infrastructure		
		EP rapporteer dat die trappe en die buite teëls baie glad is. 'n Voorstel word gemaak dat swembad suur aan die teëls geverf word en dan na 'n rukkie afgespoel word. EP kan ook 'n "anti-slip tape" aankoop om op die trappe te plak.		EP reports that the stairs and the exterior tiles are very slippery. A suggestion is made that pool acid be painted on the tiles and then rinsed off after a while. EP can also purchase an "anti-slip tape" to stick on the stairs.	

11	Instandhouding & tuine		Maintenance and gardens		
	EP vra toestemming om plante te kry vir die beddings by die ingang. Voorstel word gemaak dat daar eerder gekyk moet word na inheemse plante in die Landgoed soos die vygies. Verder moet die grondbedekking wat reeds daar is net kans gegun word om te groei. Dit is nou winter, so die plante groei stadiger.		EP asks permission to get plants for the flowerbeds at the entrance. Suggestion is made that indigenous plants in the Estate such as the vygies should be looked at instead. Furthermore, the ground cover that is already there should only be given a chance to grow. It's winter now, so the plants are growing more slowly.		
12	Personeel		Staff		
	AvH rapporteer dat Killer 'n SMS gestuur het ter bewys dat hy aansoek gedoen het om sy werkspermit te hernu. Dit sal aan PPM gestuur word om dit op rekord te plaas.		AvH reports that Killer texted to prove that he had applied to renew his work permit. It will be forwarded to PPM to place it on record.		
13	Nuwe sake		New Matters		
	13.1	LP Gas 5 Jaarlikse Inspeksie	13.1	LP Gas 5 Yearly Inspection	
		EP noem dat volgens sy kennis mense met LP gas installasies elke vyf jaar 'n sertifikaat van voldoening moet kry. Dit is veral belangrik vir versekering doeleindes. Die ander komiteelede is nie bewus van so 'n regulasie nie en versoek dat EP die nodige Regulasies kry en voorlê sodat dit uitgevoer kan word indien dit wel van toepassing is.		EP mentions that according to his knowledge people with LP gas installations should get a certificate of compliance every five years. This is especially important for insurance purposes. The rest of the committee members are not aware of such a regulation and request that EP get and submit the necessary Regulations so that they can be enforced should it be applicable.	EP
	13.2	Verf van Huise	13.2	Painting of Houses	
		Die Trustees sal al die huise identifiseer wat geverf moet word. PPM sal skrywes aan eienaars uitstuur.		The Trustees will identify all the houses that need to be painted. PPM will send out letters to owners.	
14	Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.		Decisions between meetings made via Email/WhatsApp		
	2024-05-09: Besluit om kwotasies vir hek motors en cell-2-gate te aanvaar en met projek te begin. 2024-05-10: Goedkeuring met kondisies vir aanhou van hondjies by BR026 en BR082. 2024-05-16: Goedkeuring van aansoekvorm		2024-05-09: Decided to accept quotes for gate motors and cell-2-gate and start project. 2024-05-10: Approval with conditions for keeping puppies at BR026 and BR082. 2024-05-16: Approval of application form for		

	vir Huiswerkers	Domestic Workers	
15	Privaat aangeleenthede	Private Matters	
	Nie vir publikasie	Not for publication	
16	Datum van volgende vergadering	Date of next meeting	
	Datum van volgende vergadering is 10 Julie 2024.	Date of next meeting is July 10, 2024.	
	Vergadering verdaag om 11:05.	Meeting adjourns at 11:05.	
	Goedgekeur / Approved  2024-07-10		