

TRADING as Status-Mark (Mossel Bay)

NOTULE

BLUE RIDGE HEV (101)

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

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

1	Samestelling	Composition	
	Sewe Trustees is teenwoordig. Die vergadering is dus behoorlik saamgestel en kan voortgaan.	Seven Trustees are present. The meeting is therefore constituted properly and may proceed.	
2	Verwelkoming	Welcoming	
	Mnr Arrie van Huyssteen heet almal welkom en open die vergadering.	Mr Arrie van Huyssteen welcomes everyone and opens the meeting.	
3	Teenwoordig & verskoning	Present & Apologies	
	Teenwoordig: Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Willem van der Merwe (WvdM) Leon Neveling (LN) Hein Radley (HR) Eric Potgieter (EP) Tertius Teichert (TT) Erna Andrews (PPM) LN vra om verskoon te word 'n om 9:30 om 'n belangrike doktersafspraak na te kom.	Present: Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Willem van der Merwe (WvdM) Leon Neveling (LN) Hein Radley (HR) Eric Potgieter (EP) Tertius Teichert (TT) Erna Andrews (PPM) LN requests to be excused at 9:30 to attend an important doctor's appointment.	

4	Goedkeuring van vorige notule: 2024/08/14 en sake voortspruitend	Approval of previous minutes: 2024/08/14 and matters arising	
4.1	(5.1) Hek Opgradering “EP sal kontrakteur nader om te ondersoek”	(5.1) Gate Upgrade “EP will approach the contractor to investigate”	EP
	EP het met die kontrakteur gekonsulteer. Volgens hom is die wiele reg. PB en EP sal ondersoek instel om seker te maak die wiele pas behoorlik op die ronde staaf.	EP consulted with the contractor. According to him, the wheels are correct. PB and EP will investigate to see if the installed wheels fit the round bar properly.	
4.2	(5.2) Waterdruk “EP sal met Kobus van der Mescht opvolg”	(5.2) Water pressure “EP will follow up with Kobus van der Mescht”	EP
	EP het met Kobus van der Mescht opgevolg. Die meting is gedoen en die druk is as volg gemeet: Brandkrane – No 10: 3,7 bar en 370 lpm (liter per minuut) No 70: 3,8 bar en 382 lpm (liter per minuut) No 19: 4,0 bar en 420 lpm (liter per minuut) Volgens die Munisipaliteit is dit binne die voorgeskreiede perke.	EP followed up with Kobus van der Mescht. The measurement was done and the pressure is as follows: Fire Hydrants – Nr 10: 3,7 bar and 370 lpm (litres per minute) Nr 70: 3,8 bar and 382 lpm (litres per minute) Nr 19: 4,0 bar and 420 lpm (litres per minute) According to the Municipality this is within the prescribed limits.	
4.3	(5.4) Noodplan	(5.4) Emergency Plan	PPM AvH
	Die Noodplan is gedoen en sal deur Killer by al die huise afgelewer word.	The Emergency Plan has been done and will be delivered by Killer to all the homes.	
4.4	(9) Skrywe aan eienaars oor kamas/Moquini heining	(9) Letter to owners about cameras/Moquini fence	WvdM PPM
	'n Paar insette is ontvang na aanleiding van kommunikasie met Lede. Die Komitee besluit om een laaste poging aan te wend om met die Bestuur van Moquini te vergader oor die heining. Hierna sal met die eienaars gekommunikeer word ten opsigte van die beste pad vorentoe.	A few inputs have been received following the communication with Members. The Committee decides to have a final attempt to meet with Moquini management regarding the fence. Following this, communication will send to the owners to determine the best way forward.	
4.5	(15.1) BR082	(15.1) BR082	PPM
	Skrywe is gestuur. Die eienaar is besig daarmee.	Letter was sent. The owner is busy with it.	
5	Bevestiging van Agenda/Nuwe sake	Confirmation of Agenda/ Additional	

		Matters	
	Een nuwe saak word onder sekuriteit bygevoeg: Onwettige betreding op Landgoed deur die opening vir die wild.	One new matter is added under security: Illegal trespassing on Estate through the opening for wildlife.	
6	Versekering	Insurance	
	Geen nuwe eise. CIA is besig om te kyk of daar 'n verandering moet wees ten opsigte van dekking van die nuwe hek motors.	No new claims. CIA is currently examining whether there should be a change regarding the coverage of the new gate motors.	PPM
7	Finansies	Finance	
7.1	Bestuurstate	Management Statements	
	Die bestuurstate is ontvang en word as korrek aanvaar. AvH het ekstra formules ingebou in die opsomming. Hy sal vir PPM aanstuur.	The management reports have been received and are accepted as correct. AvH has included additional formulas in the Summary. He will send them to PPM.	AvH
7.2	Bankbalanse	Bank balances	
	Tjekrekening: R 85 225.82 Reserwe: R1 101 061.66 Bou deposito: R 51 500.00 Kleinkas: R 4 855.00 TOTAAL R1 242 692.48	Cheque account: R 85 225.82 Reserve: R1 101 061.66 Build deposit: R 51 500.00 Petty Cash: R 4 855.00 TOTAL R1 242 692.48	
7.3	Uitstaande heffings	Outstanding levies	
	Slegs een eienaar is tans met meer as 'n maand agter en is reeds oorhandig.	Only one owner is currently more than a month overdue and has been handed over for collection.	
8	Argitektonies	Architectural	
8.1	Planne kantoorgebou	Office building plans	
	Die planne is deur die Munisipaliteit goedgekeur en die Okkupasiesertifikaat is ontvang.	The plans have been approved by the Municipality and the Occupation Certificate has been received.	
9	Sekuriteit	Security	
	'n Insident het plaasgevind waar 'n persoon	An incident occurred where an individual	

	deur die opening toegang tot Blue Ridge verkry het. DBS het gereageer. Dit gebeur ook dat inwoners van tyd tot tyd van binne deur die opening stap en dit veroorsaak onnodige waarskuwings en reaksies. Daar word voorgestel dat die HEV 'n kennisgewingbord oprig by die opening wat waarsku "Geen toegang: CCTV Kameras en gewapende reaksie - Betreders sal vervol word." Aan die binnekant sal die kennisgewingbord ook inwoners waarsku om nie deur te stap nie. Die versoek word goedgekeur. HR sal 'n kwotasie kry.	gained access to Blue Ridge through the opening. DBS responded promptly. It also happens that residents walk through the opening from the inside and this creates unnecessary alerts responses. It is proposed that a notice board at the game fence is erected with a warning "No entry: CCTV cameras and armed response - Trespassers will be prosecuted." Facing the inside, the notice board will also warn residents not to walk through the opening. The proposal is accepted. HR will obtain a quotation.	HR
10	Infrastruktuur	Infrastructure	
	Geen nuwe sake	No new matters	
11	Instandhouding & tuine	Maintenance and gardens	
	Geen nuwe sake	No new matters	
12	Personeel	Staff	
	Geen nuwe sake	No new matters	
13	Nuwe sake	New Matters	
13.1	Werkers sonder ID kaarte	Workers without ID tags	
	Daar is steeds werkers wat sonder sigbare ID kaarte by die hekke in en uit loop. Indien dit opgemerk word moet dit aan Status Mark gerapporteer word. Meeste van die werkers sonder permitte is werksaam by huurders. Eienaars moet onthou om hul huurders in te lig oor kommunikasie wat op hulle huurders van toepassing is.	There are still workers who enter and exit the gates without visible ID tags. If this is observed, it should be reported to Status Mark. Most of these workers without permits are working at tenants. Owners should remember to inform their tenants about relevant communication.	
14	Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.	Decisions between meetings made via Email/WhatsApp	
	Geen	None	
15	Privaat aangeleenthede	Private Matters	

	Nie vir publikasie	Not for publication	
16	Datum van volgende vergadering	Date of next meeting	
	Volgende vergadering sal plaasvind op 16 Oktober 2024. Vergadering verdaag om 10:20	Next meeting will take place on 16 October 2024. Meeting adjourned at 10:20	
Approved / Goedgekeur: 2024-10-16 			