PRINSLOO PROPERTY MANAGEMENT Pty(Ltd)
Reg. No. 2017/304399/07
11 MEYER STREET•MOSSEL BAY
P.O.Box 567•MOSSEL BAY•6500
Tel: (044) 691 3054•Fax: (044) 691 1520
info@status-mark.co.za
www.status-mark.co.za
TRADING as Status-Mark (Mossel Bay)

NOTULE

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP 2026/06/17 OM 14H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2026/06/17 AT 14H00 ON SITE

1	**Konstituering**	**Constitution**	
	Ses Trustees is teenwoordig. Die vergadering is dus behoorlik saamgestel en kan voortgaan.	Six 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 opened the meeting.	
3	**Teenwoordig & verskoning**	**Present & Apologies**	
	Teenwoordig: Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Hein Radley (HR) Brenda Coetzee (BC) Wayne Keppler (WK) Leon Neveling (LN) Erna Andrews (PPM) **Verskonings:** Eric Potgieter (EP)	**Present:** Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Hein Radley (HR) Brenda Coetzee (BC) Wayne Keppler (WK) Leon Neveling (LN) Erna Andrews (PPM) **Apologies:** Eric Potgieter (EP)	
4	**Goedkeuring van vorige notule: 2026/04/15 en sake voortspruitend**	**Approval of previous minutes: 2026/04/15 and matters arising**	
	Die notule van 15 April 2026 word deur die Trustees goedgekeur.	The minutes of 15 April 2026 is approved by the Trustees.	
4.1	**Stoepteëls**	**Stoep Tiles**	**EP**
	Afgehandel. Teen-gly stroke was geplak en die ketting was opgesit met 'n waarskuwingsbord.	Completed. Anti-slip strips were applied, and the chain was put up with a warning sign.	

4.2	**Faceboek blad**	**Face Book Page**	**AvH**
	Linda Korsten was die oorspronklike skepper van die FB Blad en dit is ook aan haar blad gekoppel. Sy het onderneem om dit af te haal.	Linda Korsten was the original creator of the Facebook page, and it is also linked to her page. She undertook to remove it.	
5	**Bevestiging van Agenda/Nuwe sake**	**Confirmation of Agenda/ Additional Matters**	
	Nuwe sake sal bygevoeg word onder punt 13.	New matters will be added under point 13.	
6	**Versekering**	**Insurance**	
	Geen nuwe eise is aangemeld nie.	No new claims have been submitted.	
7	**Finansies**	**Finance**	
7.1	**Bestuurstate**	**Management Statements**	
	BC gee 'n kort oorsig oor die finansiële posisie. Die Komitee aanvaar die state as korrek.	BC presents a concise overview of the current financial position. The Committee accepts the financial statements as accurate.	
7.2	**Bankbalanse**	**Bank balances**	
	Tjek R 78 197.21 Bou Deposito R 51 272.07 Kleinkas R 3 842.86 Reserwe R 1 252 495.97 **TOTAAL R 1 385 958.11**	Cheque R 78 347.21 Building Deposits R 51 272.07 Petty Cash R 3 842.86 Reserve R 1 252 495.97 **TOTAL R 1 385 958.11**	
7.3	**Uitstaande heffings**	**Outstanding levies**	
	Daar is tans 3 eienaars wat agterstallig is met heffings. PPM volg maandeliks op met eienaars wat agterstallig is. Vonnis is verkry teenoor een eienaar wat al lank uitstaande is.	There are currently 3 owners who are in arrears with levies. PPM follows up monthly with owners who are in arrears. A judgment has been obtained against one owner who has been outstanding for a long time.	
7.4	**Monitor vir HEV in Kantoorgebou**	**Monitor for HOA in Office Building**	
	Dit word al hoe meer belangrik om 'n groot skerm te hê vir HEV doeleindes, soos bouplan goedkeuring aangesien planne nou elektronies ingedien kan word. Die Komitee keur goed dat 'n minimum 27 duim skerm aangekoop kan word en onder onbeplande uitgawes sal reflekteer.	It is becoming increasingly important to have a large screen for HOA purposes such as building plan approvals as building plans can now be submitted electronically. The Committee approves that a minimum 27-inch screen may be purchased, and it will reflect under unplanned expenses.	
8	**Argitektonies**	**Architectural**	
	Geen nuwe bouplanne is voorgelê vir goedkeuring nie. Die Komitee het 'n versoek gerig aan Mnr Mocke van die Munisipaliteit: Boudienste, vir 'n vergadering by Blue Ridge rakende bewerings wat gemaak is waarvan die Komitee te hore gekom het. 'n Bevestigde datum moet nog	No new building plans have been submitted for approval. The Committee has submitted a request to Mr Mocke of the Municipality: Building Services, for a meeting at Blue Ridge regarding allegations that have come to the Committee's attention. A confirmed date still needs to be obtained.	

	verkry word.		
9	**Infrastruktuur**	**Infrastructure**	
	Die Komitee keur goed dat 'n 70% deposito betaal kan word aan Tinting Co vir die kantoorgebou se vensters. Die totale koste is R9 494.00. Beplande instandhouding soos goedgekeur by AJV.	The Committee approves that a 70% deposit may be paid to Tinting Co for the office building's windows. The total cost is R9 494.00. Planned maintenance as approved at AGM.	
10	**Sekuriteit**	**Security**	
	Die CCTV waarskuwingsborde is op die suidelike grensmuur geïnstalleer. Kamera 17 gaan vervang word onder beplande instandhouding. Kamera 11 se beeld is besig om dowwer te raak. HR sal die kontrakteur versoek om dit te diens.	The CCTV warning signs have been installed on the southern boundary wall. Camera 17 will be replaced under planned maintenance. Camera 11's image is becoming dimmer. HR will request the contractor to service it.	**HR**
11	**Instandhouding & tuine**	**Maintenance and gardens**	
	EP het die volgende terugvoer via e-pos gestuur: • Vesel-mangat-deksels sal afgelewer word. John Venter het handvatsels vir die deksels gemaak vir maklike hantering, sonder ekstra koste. • Die plaveisel-sementstene is afgelewer. Killer is besig om dit rondom die lang blombeddings in die groenstrook in te sement. • Die aankoop van Killer se PPE is tot verdere kennisgewing uitgestel. • Klein instandhouding van die gebou is steeds uitstaande. 'n Versoek word gerig dat Killer die strate met onkruidgif begin spuit. Die komitee keur goed dat 4 ronde ligte bestel kan word vir die groenstrook teen R1 429 per lig by (LeRoy Merlin). AVH sal dit bestel. Begroting by AJV goedgekeur.	EP sent the following feedback via e-mail: • Fibre manhole covers will be delivered. John Venter made handles for the covers for easy handling at no extra cost. • The cement paver bricks were delivered. Killer is in the process of cementing them in around the long flowerbeds in the greenbelt. • The purchase of Killers PPE was put on hold till further notice. • Minor maintenance of the building is still outstanding. A request is made that Killer begin spraying the streets with weed-killer. The Committee approves that 4 round lights may be ordered for the green belt at R1 429 per light from (LeRoy Merlin). AVH will place the order. Budget approved at AGM.	**AvH**
12	**Personeel**	**Staff**	
12.1	**Killer status**	**Killer status**	
	Daar heers onsekerheid rakende die huidige toestand met immigrante in Suid-Afrika. Dit sal moontlik 'n invloed op Killer se status as werknemer kan hê. Die situasie word deur die Trustees gemonitor. Daar is tans hewige boetes vir werkgewers wat onwettige immigrante in diens het. Kontrakteurs moet seker maak hul werkers is wettig. Die HEV sal nie verantwoordelikheid aanvaar ten opsigte daarvan nie. Dit sluit huis- en	There is uncertainty regarding the current situation with foreigners in South Africa. This may possibly have an influence on Killer's employee status. The situation is being monitored by the Trustees. There are currently heavy fines for employers who employ illegal immigrants. Contractors must ensure that their workers are legal. The HOA will not accept responsibility in this regard. This includes residents' domestic and garden	

	tuinwerkers van inwoners in.	workers.	
13	**Nuwe sake**	**New Matters**	
13.1	**Ringmuurbeleid**	**Perimeter policy**	**AvH**
	‘n Subkomitee is gestig om, soos besluit by die AJV, aangeleenthede en aantygings wat by die AJV op die tafel geplaas is verder te ondersoek en om voorstelle aan die Komitee te maak vir opdatering van die beleid indien nodig. Die voorgestelde Komitee bestaan uit drie trustees (WK, PB, LN) en ook drie gewone lede wat ondervinding in die werking van soortgelyke landgoedere het (Gerrie Germishuizen – inwoner en lid van HEV, Jaco Du Plessis - boukontrakteur en Marina Nieman - eiendomsagent).	A sub-committee has been established to, as decided at the AGM, further investigate matters and allegations that have been put on the table at the AGM and to make suggestions to the Committee for updating the policy if necessary. The proposed Committee consists of three trustees (WK, PB, LN) as well as three ordinary members who have experience in the operation of similar estates (Gerrie Germishuizen – resident and member of HOA, Jaco Du Plessis – building contractor and Marina Nieman – estate agent).	**PB** **LN** **WK**
13.2	**Frekwensie van vergaderings**	**Frequency of meetings**	**AvH**
	‘n Besluit word geneem dat die vergadering weer maandeliks gehou gaan word op die 2de Woensdag van elke maand om die hoeveelheid besluite wat tussen vergaderings geneem moet word te beperk. Die eerste vergadering sal dus op 8 Julie 2026 plaasvind om 09:00.	A decision is taken that the meeting will again be held monthly on the 2nd Wednesday of each month to limit the number of decisions having to be taken between meetings. The first meeting will therefore take place on 8 July 2026 at 09:00.	
13.3	**Epos Johan Mare - Hondebeleid**	**E-Mail Johan Mare - Policy Dogs**	**PPM**
	AvH het reeds met Mnr Mare gekommunikeer rakende sy bekommernis. Die huidige situasie van eienaars bly onveranderd. Slegs nuwe aansoeke sal beperk word tot een hond per erf.	AvH has already communicated with Mr Mare regarding his concern. The current situation of owners remains unchanged. Only new applications will be limited to one dog per property.	
14	**Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.**	**Decisions between meetings made via Email/WhatsApp**	
14.1	**Werkerspermitte**	**Workers Permits**	
	Geen	None	
14.2	**Agente Induksies**	**Agent Inductions**	
	Rudy van der Westhuizen het aansoek gedoen vir hernuwing, sowel as Mabrina.	Rudy van der Westhuizen has applied for renewal, as well as Mabrina.	
14.3	**Honde Registrasie**	**Registration of Dogs**	
	BR013 was goedgekeur.	BR013 has been approved.	
14.4	**Bouplanne Goedgekeur**	**Building Plans Approved**	
	Geen	None	
14.5	**Algemeen**	**General**	
	Die komitee besluit dat die blindings wat afgehaal gaan word aan Killer geskenk kan word.	The Committee decides that the blinds which are to be removed may be donated to Killer.	

15	**Privaat aangeleenthede**	**Private Matters**	
	Nie vir publikasie.	Not for publication.	
16	**Datum van volgende vergadering**	**Date of next meeting**	
	Die volgende vergadering sal plaasvind op 8 Julie 2026 om 09:00. Die vergadering verdaag om 15:45.	The next meeting will take place on 8 July 2026 at 09:00. The meeting adjourned at 15:45.	
	Goedgekeur / Approved 		