

Trustee meeting 20-8-2024

Attendees (via whatsapp)

Tjeerd Adema, maintenance trustee

Serge Settels, chairman

1. House update:

House 1: This house is being sold - a clearance dossier has been provided.

House 2: This house is vacated – it is for sale.

House 3: Signs in the house tell it is also for sale.

House 11: A request for clearance certificate was requested but more information was needed. As far as we know no change in status. This is an issue regarding the registration at the deeds office/municipality.

2. Audit AGM:

No updates, still waiting for more information (action is with the lawyer).

3. Anthony:

- Firebreaks have been completed.
- Color escape route signage is in order.
- Inner circle perimeter has been cleared.
- Lighting is functioning properly.
- The brush cutter's pull cord does not retract. It needs repair in Tzaneen, under warranty.
- Tjeerd will create a plan for the upcoming months.

4. Water Pressure:

Water pressure is very low. The pump needs to run longer to fill the tanks, and even then, the higher tanks do not fill completely. Koos Bekker has a bypass connection on that line. Consider coordinating with Koos to temporarily close the bypass while we pump.

Tjeerd/Anthony will discuss with Ashley.

5. Fire Extinguisher Service:

Vandlovu will service the fire extinguishers of the Estate; inspection cost is R760 for 6 units. Maintenance trustee will bring them to the shop, saving transport costs.

6. Financial status:

Account balance: R156,000 + R40,000 maintenance fund account.

Maintenance fund should be R100,000 so is also reserve.

Eskom fund: R50,000 is also reserve so we still must save expenses.
R97,000 still outstanding.

7. Insurance:

Yearly increase is +44%. We have addressed this with Sanet, increase apparently caused by recent fires of thatched houses in SA. We requested quotation through SPM's partner (no-claim certificate is provided by Sanet). Serge

8. Lawyer:

2 legal actions are under way regarding levies and a document request.

9. Managing agent:

Trustee report for the AGM given to managing agent to his request, no feedback yet.

10. Levy payments:

Payments of one of the houses is late every month, we have checked with SPM if they are aware.

11. Alarm on House 3?

The MBA alarm is linked to a system in house 3. As that system is not used for the Estate we will check with MBA for alternatives.

12. Maintenance:

Expenses managed by Anthony due to budget and autonomy considerations.

Serge queried whether we can save on swimming pool's chemical consumption. Tjeerd explained this is caused by the problematic workings of the pump system; the pump is installed too high relative to the pool so it cannot be used to brush the pool. When J cleans, the water is flowing out into the bush, losing a lot of water. We need to replace more water and therefore more chemicals are used. We will investigate to resolve this we might be able to save on chemicals and water.