

Minutes of Directors Meeting

21 January 2010

Present: Sabin Nair, Xolani Magele, Andre Matjeke, Evelyn Marshall, Lazarus Mukondulele, Wayne Schmidt

Finances

1. Process to be followed by Lazarus as per directors: Non payment after seven days to receive notice; 30days if over R1000 to be handed to AKA Attorneys.
2. Just Letting have promised to hand over final balance of money by end of Feb 2010.
3. SUMS have committed to paying back the credit amount by the end of January 2010

Parks Roads & Gardens

1. Home owners with unmaintained gardens to receive warning with 7 days notice, then if not rectified penalty of R200 for first offense, then R300, then R500. SR to do.

Aesthetics and Building

1. Many places are in bad need of maintenance – painting. Notices to be issued to respective homes. Colour Codes to be given with Plascon comparisons. SR to do.
2. Establish if possible the council regulations for building lines for Carlswald Glen. All.
3. Boundary wall saga facing Hill of Good Hope. Sabin met with Director from HGH. Not waterproofed their side. Wall being corroded by water seepage. Sabin to get Engineer report and to meet with HGH again.
4. Drainage & G5. Evelyn has had G5 Engineer on site and they will be coming back 25th & 26th Jan. Access to be arranged to respective properties by Evelyn & SR, Emails & door to door notices were issued by SR.

Security

1. Burglary at 21 CG, security suspect tenants in one of the houses.
2. Directors have decided it is in the best interest of the estate to employ another guard dedicated to Glen.
3. Sabin to get reports of tag points / roaming of current guards.
4. Xolane to get copy of contract re Security at entrance and Lofthouse.
5. Evelyn to get number Security can be called on by residents in the event of an emergency. Number to be publicised.
6. Noise / disturbances. Procedure: Verbal Warning (Guards), Written Warning HOA, Fine of R300 first offense, R500 second offense, Arbitration / Court order.

Electricity

City Power will only permit individual accounts if their own Meters are installed and if cabling and boxes are done to provide a box outside each house. Cost too high. Leave as is and Wayne to notify residents. WS to Establish laws regarding cutting electricity for non pmt seeing the meters belong to the HOA of CG.

Insurance

WS is getting copies of all contracts to be placed in files provided for Directors by Schmidt Residential. WS to get copy of Insurance Contract

Corrections

Chairperson



___Sabin Nair_____