



GREENFIELDS BODY CORPORATE

SS 1027 / 1995

**MINUTES OF THE TRUSTEES MEETING HELD AT THE CLUBHOUSE
ON THE 12TH OF JUNE 2024 AT 19H00**

1. ATTENDING: (Zoom Meeting)

Bianca Tumber	(BT)	-	Trustee
Cesar De Oliveira	(CD)	-	Trustee
Priyanka Lutchman	(PL)	-	Trustee
Quintinn Ferreira	(QF)	-	Caretaker
Tersia Cole	(TC)	-	Trustee

2. APOLOGIES:

Tersia Cole	(TC)	-	Trustee
-------------	------	---	---------

3. DETERMINATION OF A QUORUM:

A quorum was achieved, and the meeting was able to proceed.

ITEM	ACTION
<p>4. <u>SECURITY</u></p> <p>QF reported that the guards performance was satisfactory. Standard practice procedure were being followed.</p> <p>Children in the playground area were playing loud music and the guards have been asked to monitor and report any concerns in this regard.</p> <p>Recently, there were no issues with any malfunctioning security hardware.</p> <p>QF suggested that he contact Comb to ask them to take over the MTN contract said that he wished to ask Mircom to set up a contract with MTN to remove the need to top-up air time regularly.</p>	<p>QF</p> <p>QF</p>
<p>5. <u>MAINTENANCE</u></p> <p>a. The project to Clean and Paint the boundary wall slates has been put on hold. QF said that he had received a quote from a contractor to do the job. However he planned to obtain an updated quote from him just before summer and a decision will be made to accept the quote or complete the job in house.</p> <p>b. The staff were currently involved with repairs to garden gates. QF advised that equipment for the project been acquired and work was currently in progress. In many instances wall holding the gates had moved and need to be reset so that gates can open and close easily. Once done, painting will be done.</p> <p>c. After gate repairs painting of window frames will start. Thereafter lines will be painted on the paving and parking numbers will be put up on the walls.</p> <p>d. New benches have been to be placed in the playground.</p> <p>e. BT advised that Thomas had replaced the grouting on the top of the staircase and balustrade walls of units 1 – 12. A sealant will now be applied. The walls beneath the tiles will then be repainted. The white lines are thought to appear from poor grouting. We will see if they reappear after the rains begin. If not, the amount owing to the contractor will be paid. if the operation has been successful the same process will be completed on the remaining units. Unit 13 is leaking onto the patio of unit 13. The owner of unit 19 has fixed the leak problem in unit 25. However the owner of unit 25 wants part of the walls to be repainted. QF will advise the owner of unit 25 that the body corporate cannot be responsible for the painting.</p> <p>f. The canvass sheeting for the clubhouse has been put on hold.</p> <p>g. To avoid flooding, the servitude has been cleared out as was required .</p>	<p>QF</p> <p>QF</p> <p>QF</p> <p>QF</p> <p>BT</p>
<p>6. <u>SOLAR LIGHTING FOR COMMON AREAS</u></p> <p>QF has purchased 7 solar lights and need to be installed.</p> <p>There are two sites that may not get sufficient sunlight to operate effectively.</p> <p>QF is currently reviewing alternative options to resolve the issue.</p>	<p>QF</p> <p>QF</p>

7. GENERAL

a. Banking signatory changes

Alan Gilman will collect the sign documentation from TC. BT Will submit the application to Standard Bank.

QF

b. Insurance Excess

QF said that about 5 geyser replacements had been reported in the last two months. This was in line with budgeted excess costs.

Where repair costs are under R3000, no insurance claim is being submitted to avoid high claim loss ratios which would impact on future quotes for insurance cover.

QF

c. People are still encouraging birds by feeding them. The resulting bird droppings are a health risk and the cost of cleaning is high. If Residents persist with the feeding practice, they must be fined.

QF

8. FIANCIALS

a. BT reported on the status of debtors outstanding balances along with the progress of discussions with owners. This included a unit which has been repossessed. Greenfields must be registered as a preferential creditor.

QF

b. BT reported that Ekurhuleni rates will increase. Residents will be advised of the new increases immediately.

c. A provisional budget has been prepared. The Maintenance reserve fund is currently being prepared.

9. CLOSE OF MEETING

The meeting closed at 19h40