



## **GREENFIELDS BODY CORPORATE**

**SS 1027 / 1995**

### **MINUTES OF THE TRUSTEES MEETING HELD AT THE CLUBHOUSE ON THE 23<sup>rd</sup> OF JANUARY 2023 AT 18H00**

**1. ATTENDING:**

Bianca Tumber	(BT)	-	Trustee
Cesar De Oliveira	(CD)	-	Trustee
Quintinn Ferreira	(QF)	-	Caretaker
Alan Gilman	(AG)	-	Ryse Managing Agents

**2. APOLOGIES:**

Tersia Cole	(TC)	-	Trustee
Priyanka Lutchman	(PL)	-	Trustee

**3. DETERMINATION OF A QUORUM:**

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

ITEM	ACTION
<p><b>4. BANKING</b></p> <p>It was agreed that Standard Banks charges were very high and that a replacement bank account should be opened. In view of Lionel Parsleys resignation as a Trustee, it was agreed that new banking signatories should be selected. The current bank used by the body corporate charges very high bank charges and the Trustees felt that a move to an alternative bank should be investigated. The new signatories should only be designated at the same time as a move to a new bank account.</p>	BT QF
<p><b>5. SECURITY</b></p> <p>QF said he would contact the ADT relationship manager to discuss their plan with regard to appointment of Albert who replaced Evans. Assuming that Albert was to be retained full training had to be completed as soon as possible.</p>	QF
<p><b>6. MAINTENANCE</b></p> <p>a. Painting of Parking Lines and boundary wall slates will be held back until winter. QF said that residents would be given prior notice that gardening for the week that painting is carried out.</p> <p>b. The benches have been galvanised and the wood would be fixed to the benches within two weeks.</p> <p>c. The painting contractor is due to return at the end of February. The amount held back from the contractor was R25,000.</p> <p>d. Most of the balcony issues had been resolved. QF had noted that the body corporate was not responsible for water proofing of the balconies. If any Owner refused to complete repairs and the units underneath their unit continued to experience water seepage, Owners are at liberty to seek a resolution through arbitration via CSOS.</p> <p>e. QF Advised that the gutter cleaning project had been completed.</p> <p>f. Tree Trimming of council owner trees outside the premises would commence in March. As noted at the last meeting, a skip would be hired to move the cuttings.</p> <p>g. The Trustees agreed to erect an additional clubhouse canvas sheet on the pool side. The poles donated by Sean Blair were ready to be used. Costings would be prepared by QF. The sheet could be easily removed when the area was to erect a gazebo when the clubhouse was hired out.</p>	QF QF QF QF QF
<p><b>7. SOLAR LIGHTING FOR COMMON AREAS</b></p> <p>Responding to CD note in the previous meeting, QF agreed to commence a project to replace Electricity tokens for common area lighting with a solar system.</p>	QF

**8. GENERAL**

a. The AGM minutes were currently being finalised and a copy would be loaded onto the website before month end.

**QF**

b. A general newsletter must be sent out to Owners, confirming the appointment of the new trustees and to refer Owners of the rules regarding feeding of cats and feeding of birds.

**QF**

The newsletter should also advise Owners that residents were using garden tap water rather than metered water. Owners will be given the opportunity to have their garden taps locked, or should they need to use the garden tap water, they should arrange with the body corporate to have a meter installed so that water used would be included in their monthly levy billing.

**9. FINANCIALS/ARREARS**

It was noted that the Electric Fence compliance expense had been allocated to security maintenance as opposed to the budgeted MRF account.

QF Advised that our insurance loss ratio was very high and that alternative insurance companies would not agree to send us a quote. QF noted that Geyser problems are likely to increase once winter sets in. We will no longer have excess free offering with the current insurer in future.

**AG**

At the AGM it had been noted that excess of R750 could be covered by the body corporate. QG is to confirm with the broker if the proposed excess currently or only on policy renewal.

**QF**

All Trustees agreed that outstanding levy balances were unacceptably high and that the practice of blocking of electricity token purchases should continue should Owners abuse the system.

**AG**

AG advised that not transfers between the money market and current accounts had been done this month. QF noted that there were some large expense sin the pipeline and that for the moment, only the monthly MRF levy and the monthly Insurance amount should be transferred. AG would ask Lionel Parsley to transfer these amounts.

**AG**

CD Requested that a geyser blanket and wall spikes be installed at his unit.

**10. CLOSE OF MEETING**

The meeting closed at 19h23

**QF**

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