



GREENFIELDS BODY CORPORATE

SS 1027 / 1995

**MINUTES OF THE TRUSTEES MEETING HELD AT THE CLUBHOUSE
ON THE 27TH OF APRIL 2024 AT 18H00**

1. ATTENDING:

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

2. APOLOGIES:

Tersia Cole	(TC)	-	Trustee
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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>The Trustees were satisfied with the current guards. Albert had managed to perform his duties adequately recently and should be retained for was considered to have be was to be reviewed at a later date. The Trustee’s agreed that Mota and Evans were performing their duties as required and would be retained.</p> <p>QF noted that Entrance gates were at least a decade old and that maintenance was needed to keep them operating. The rail of the exit gate was now bent and needs to be fixed. The Exit gate motor has not been services for two years and it opens up to 400 times a day.</p> <p>5. <u>MAINTENANCE</u></p> <p>a. Cleaning and Painting of boundary wall slates. The cost of hiring equipment to clean the was with out staff would be about R4000 which included a refundable deposit of R1500. The boundary walls are also to be painted. An amount of R7000 was budgeted to painting of boundary walls. QF would follow up on a quote received to have the job done by a third party. If their quote was less than R7000, they should be asked to do the job.</p> <p>b. The benches are almost ready to be placed in the playground.</p> <p>c. We held back R25000 from the contractor which will only be paid when the job is done. The contractor should be asked to complete the job this winter.</p> <p>d. BT noted that the balcony water leak had been resolved. She noted however that some Owners were still reporting leaks. The Owners of the balconies where the leaking still persists will be told that they have three months to remedy the situation failing which, the Body Corporate will take care of the repairs and the cost of the latter will be invoiced to the Owner. This amount will be shown along with normal levy charges on his/her monthly statement.</p> <p>e. The tree trimming exercise has been completed.</p> <p>f. The canvass sheeting for the clubhouse has been put on hold for the moment. There have been no bookings for the club recently.</p>	<p>BT QF PL</p> <p>QF</p> <p>QF QF</p>

- g. Flooding was not experienced this season. However the servitude needs to be cleared out as it there is a lot of plant growth in the area.

BT QF

6. SOLAR LIGHTING FOR COMMON AREAS

CD noted that a solar lighting project for common areas should initiated. QF would arrange with the metering company to remove the common area meters and to install two solar lights per month to reduce electricity consumption charges from council.

7. GENERAL

- h. Banking

QF advised that the Body Corporate would soon change the Body Corporates bank from Standard bank to First National Bank.

QF

AG would load payments and BT would release the payments. PL agreed to release payments when BT was not able to do so. Lionel Parsley, BT PL and QF would visit the standard Bank to terminate the service.

- i. Minutes

QF

The minutes of the AGM were ready and would be published along with the latest property valuation register.

- j. Insurance excess

QF is currently negotiating with the insurance broker regarding CIB's blanket notification on all complexes of a R2000 excess charge on Geysers. There are normally 15 Geysers per annum that need to be replaces. The Body Corporate will have to pay an additional R30000 which was not included in the budget.

QF

- k. Bird feeding problem

Some residents keep on feeding birds. CD had installed spikes and the problem was resolved in at his unit.

QF suggested two bird repellent device be purchased and positioned near units where birds are problematic. These devices cost R 1800.

If they prove to be effective more will be purchased over time.

8. FINANCIALS/ARREARS

Owner Age Analysis

The Trustees have negotiated with the owner of Unit 30 to rent out his unit on his behalf. All funds received would go toward his debt. On clearing his debt, rent received would belong to the Owner. The Owner wishes to have a relative rent the unit. The Trustees do not believe that this would be a good proposition.

AG

The Owner of unit 52 has agreed to pay R10000 each month until his debt is cleared. Over the past two months the funds have been received.

QF

The Owner of unit 65 will pay R2000 per month for this period. She is expecting a bonus in June of this year and at this time she will clear the balance.

AG

The Owner of Unit 69 has advised that he will pay his current plus a portion of the outstanding amount.

The daughter of the Late Owner of Unit 70 is living in the unit. She has agreed to Pay R3000 per month until the deceased estate has been finalised.

AG

Projects

Before June 30th budgeted maintenance projects should be reviewed of completed

QF

9. CLOSE OF MEETING

The meeting closed at 19h10

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