



GREENFIELDS BODY CORPORATE

SS 1027 / 1995

MINUTES OF THE TRUSTEES MEETING HELD AT THE CLUBHOUSE ON THE 26th OF SEPTEMBER 2023 AT 18H00

1. ATTENDING:

Lionel Parsley	(LP)	-	Trustee
Quintinn Ferreira	(QF)	-	Caretaker
Priyanka Lutchman	(PL)	-	Trustee
Melanie Diehl	(MD)	-	Trustee
Bianca Tumbler	(BT)	-	Trustee
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>ADT GUARD TEMPORARY REPLACEMENTS</u></p> <p>One of the guards has been replaced temporarily. ADT Fee increase will be 8%.</p>	
<p>5. <u>MAINTENANCE ACTIVITIES</u></p> <p>Painting tops were sealed but lines are still to be painted. Putty will be painted once dry.</p> <p>The Clubhouse toilette is leaking and needs to be repaired. The tap needs to be replaced</p> <p>A new blower/sucker for the garden has been purchased</p> <p>The benches will be galvanised by staff at LP's offices.</p> <p>The clubhouse needs to be painted. The painting contractor is coming this week to attend to final snags. Following the use of the high pressure hose, some grouting has been moved leaving lines.</p> <p>QF advised that nets needed to be patched. They are due to be positioned this week. The reason for damage to nets may not only be through abuse but also through wear and tear.</p> <p>The slide has been refurbished as required.</p> <p>The fence around the pool has been washed down.</p> <p>Owners who have not repaired their balconies as required within 45 days will be referred to CSOS.</p> <p>A plastic Boom has not been purchased. The existing boom is functioning well and it will be monitored.</p> <p>A COC is to be secured for the electric fence. We will pay the quoted R7000 will be made on receipt of an invoice from the contractor.</p> <p>A gate closer at the refuse area has yet to be installed. A spring loaded system with a hook would suffice.</p> <p>LP reiterated that the top sections of the gutters need to be closed off to prevent pigeons from breeding.</p> <p>The basketball court has been built. Attention has now to be given to strengthening the pole and hoop.</p> <p>A wall has been damaged and QF requested permission to get modern walls to repair the boundary walls and to claim from insurance.</p>	<p>QF</p> <p>QF</p> <p>LP</p> <p>QF</p> <p>QF</p> <p>QF</p> <p>QF</p> <p>QF</p> <p>QF.</p> <p>QF</p> <p>QF</p> <p>QF</p>

Council to be approached to arrange tree trimming on boundary.

QF

An industrial cleaner must be hired for approx. R600 per day to do the walls.

6. STAFF.

A new staff member has been employed at the basic minimum wage. His name is Andrew Mamaila. He resides in Germiston. MD said that a written contract needs to be drawn up for the employee.

7. FINANCIALS/ACCESS SYSTEM

QF did not think that a plastic boom would be a suitable installation. The current boom appears to be operating properly.

QF

QF would arrange to have a COC test for Electric Fence compliance.

QF

8. GENERAL

One unit who was guilty of harbouring cats has now left the complex. It is difficult to identify defaulting residents in this regard. QF suggested that cats may be coming from neighbouring complexes. Residents must not be allowed to feed the cats.

Owners who do not follow the rules regarding washing lines and storage of equipment on balconies must be singled out.

The ant treatment has not been effective. QF was asked to get the pest control people in again.

QF had sent out quotes from property valuers. The Trustees opted to contract MIRFIN evaluators to do the job. Valuations are essential for insurance purposes.

The MTN Contract had been received effective from 1st October 2023.

9. FINANCIALS/ARREARS

AG

LP Noted that water and sewerage contributions were lower than budgeted. He was concerned that we may not be recovering sufficient amounts from the residents. AG advised that the Ekurhuleni bill distorted the figures with reversals and interim charges. However, he agreed to analyse the next bill to see if cumulatively there was no problem. s would be revisited at the next meeting.

A credit balance on cleaning was queried. QF said it was for a charge to an owner for amounts spent on cleaning oil stains on paving.

Pest control was high due to the ant treatment for which there was no budget.

Electricity consumption was higher than budget. This must be monitored.

Outstanding debts were still a major issue. Further CSOS and legal action is required.

No spoilation is allowed without a court order. QF has discussed the idea with CSOS and the prohibition of cutting off utilities is not allowed.

QF recommended that prepaid water meters are required to be installed for any owner who fails to pay levies within a certain amount of time. It was agreed that this idea would be raised at the next AGM.

QF

10. CLOSE OF MEETING

The meeting closed at 19h22

Task Scheduled	Est Date
Final Paint Snag List	Completed
Painting of Lines	Nov 2023
Clubhouse Toilette leak	Completed
Playground Benches	Complete – waiting to be galvanised
Clubhouse Painting	Nov 2023
Installation of nets	Complete
Basket ball hoop fixture	Oct 2023
COC Electric Fence	Nov 2023
Refuse Gate Closure	Complete
Closing of gutters to prevent pigeons breeding	Complete
Lease Agreements from Owners with tenants.	Nov 2023
Approach council for tree cutting	Done
Industrial Cleaner	Nov 2023
Boundary Wall repairs	Complete
Non Slip Tape to be completed	Complete

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