

WESTBROOK ESTATE

MEETING HELD ON WEDNESDAY 27 September 2010, UNIT 2137

Meeting commenced at 18h05

Attendance / Apologies

Present:

Attie Wilcocks
Chris Buyskes
Gunter Schuttler
Karl Schuttler
Varian Rossouw

Apologies / Proxy / Absent:

Peter Le Mottee / Proxy
Duncan Eriksson / Proxy

Invites

Secretariat:

Carol Crocker.

Next Meeting

The next meeting will take place on Monday 11 September 2010 at 18h00 2137

	Action /Decisions	Date
Report Back from the meeting on 19 August 2010 (see Separate at bottom of the page)		
1) <u>Welcome</u>		
Attie Wilcocks welcomed all meeting commenced at18h05		
2) a) Proxy / Peter Le Mottee b) Proxy / Duncan Eriksson		
3) <u>Minutes from the previous meeting.</u>		
Approved.		

4) Report Estate Manager/Security

Security

Reported that a resident did not wait for the green light on the boom gate therefore puncturing the wheel when driving over the spikes.

2 way radios need to be replaced.

Estate Manager.

Report back from Members not complying with the building code. It was resolved that letters sent giving 30 days to produce certificates.

The bulk meter that was removed in June 2010 is still being charged to the Westbrook Estate Homeowners Association. The Estate Manager phoned the Municipality, The accounts for the Estate will be sorted out within 31 days.

Accounts

All accounts are loaded for payment on the 27th or closest thereto every month.

5) Arrears & Collections

2074 reported that their account will be up to date by the end of September 2010

A resolution was passed by the Directors that summonses are to be issued to

2125 M & S Mbokodo

2112 K Pillay

2140 M & ME Mathaphuna

2131 I Pillay

2097 M Msizi

2378 M & MT Dobo

2363 O Sigauke

Acknowledgement of debt to be signed at Robin Twaddle Offices.

2136 N & MT Motsukunyane

2113 VP Madlala

2133 T Pillay & J de Bruyn

N & C Kumalo

2139 Dr. Nhlapo

Almie Fourie at Robin Twaddle Attorneys will be in contact with the members handed over.

Quotes

Estate Manager to Action

6) **General:**

Summerhill School has erected a classroom near the fence of the Estate. The Estate Manager was requested to speak to the principal and ask them to turn the structure to face sideways as this poses a threat to security.

Attorney's letter received from Mfinci Bahlmann Incorporated on the 17th September 2010 that was instigated by the concerned homeowners is being handled by the Estate attorneys.

AGM a venue to be advised.

JHB water to homeowners: This is an ongoing problem with the Municipality. The estate is still being charged for the bulk meter. The Municipality read all the meters before removing the bulk meter and has all the information in draft ready to load on their computers. Due to the World Cup and changing their account system they have a back log which is delaying the processing of accounts.

A request is to go to all homeowners who need to renovate their homes so the Estate can look neat and tidy again.

Directors resolved that a back pack sprayer be bought for the Estate and weed killer to spray all driveways for the homeowners.

The meeting adjourned at 19:20

Chairman

Date

Estate Manager to request meeting with principal

Chris to action

Carol to action

Estate Manager to action

<p><u>Westbrook Homeowners Association Directors Meeting 27 September 2010</u></p> <p><u>REPORT BACK ON PREVIOUS MEETING 19 August 2010</u></p> <ol style="list-style-type: none">1) Estate office: 3x4.8 tongue in groove. verses brick structure near toilets or convert toilets2) Neotel application unsuccessful.3) Painting of the guard house and wall has commenced.4) Change in lawyer handling bad debts in the Estate to Almie Fourie.5) Kris Pillay 2112 separate account handed over to Robin Twaddle for collection6) Pastel has been installed and over the next 2 months this should be fully operational7) Boom gate remotes: The receiver that was originally installed can only hold up to 33 remotes it has been passed by the board that the receiver gets replaced to a 500 remote receiver at the expense of SPM.8) Non conformance letters on building regulations were sent.9) Uniforms have been bought for the security and handed out.		