

WESTBROOK ESTATE HOMEOWNERS ASSOCIATION SPECIAL SECURITY MEETING

Tuesday 14 June 2011.

Meeting commenced at 17h45

Attendance / Apologies

**Present: Directors**

Gary Brown / Chairperson  
Chris Buyskes  
Varian Rossouw  
Gunter Schuttler  
Hannaline Scholtz

**Apologies / Proxy / Absent:**

Peter le Mottee / Proxy  
Duncan Eriksson / Proxy

Secretariat:

Carol Crocker.

**Invites:**

Siya Sigcau unit 2126  
Stefan Venter Advanced Guarding Solutions Africa

Next Meeting 23 June 2011 17h15

	Action /Decisions	Date
<p>Carol Crocker advised the Chairman that Mr Sigcau was invited to the meeting as he has a few concerns with regards to the hijacking and armed robbery at his unit.(2126)</p> <p>Mr Sigcau expressed his concerns with regards as to how the hijackers entered the Estate and the fact that they informed him that they will be back as Westbrook Estate is easy to get into.</p> <p>He also mentioned that he is not getting any feedback as to who was in the Golf that entered the Estate at approximately 11;45, 8 June 2011 and he hears that the teamleader was suspended.</p>		

On 14 June 2011 Mr Sigcau went to the guard house to look for himself as to who was in the Golf at the time that he was looking at the tapes. Carol arrived at the guard house and informed Mr Sigcau that there was a meeting of security reasons at 17:30 that evening and invited him to attend and raise his concerns to the board.

Mr Sigcau is concerned about the procedures of the Guards as although they did respond to the alarm where Mrs. Sigcau advised the guards that all was fine at 01:56, 9 June 2011 as she had a gun pointed at her and was forced to say everything was fine.

Mr Sigcau drove out the complex whereby a security guard did stand up but as soon as he saw the car sat down again the concern with this is that his alarm had been activated and the guard saw him exiting the Estate 1 hour later knowing that he does not leave the house until later, this should have been an alert to the guards that something is happening.

The Chairman thanked Mr Sigcau for his input and constructive criticism this outlook helps the board to look at the issues and address the same.

Christopher informed Mr Sigcau that investigations were being done and at this point in time we cannot divulge our findings so far, he also advised Siya that because of certain rules from PSIRA and the consumer protection act a circular was sent to all in the Estate stating that we were forced to change and outsource the security to Advanced Guarding, who have trained guards and will be able to recognize and respond to situations in a professional manner.

Siya was asked to please provide Carol with a full detailed report of the incident as this will help with internal investigations.

Siya then suggested to Stefan (Advanced guarding) that a signal of some kind should be used when there is a robbery in progress and all the security officers can recognize.

Gunter suggested that the gates should be closed.

Siya suggested that cars are searched as is done in other Estates.

Varian advised all that in the Year that he has been staying in the Estate he has found that the day to day issues with the present security has never been done and addressed properly.

Siya advised the board that his children's tyres on the children's bicycles had been slashed when they forgot them in the road one day. This was never reported to the Estate Manager to be addressed.

The Chairman thanked Siya for his suggestions and constructive criticism and the meeting ended at 18:50

**Minutes of the previous meeting**

Accepted

Meeting continued with Stefan Venter (Advanced Guarding Solutions Africa

The chairman welcomed Stefan

**Security report**

Due to the above events a resolution was passed to bring in Advanced Security as soon as possible and use 2 SO to observe and report to Stefan where Westbrook In House guards can improve.

The Westbrook in house guards are absorbed into Advanced Security so that jobs can be kept and all labour laws are to be followed.

The Association is to absorb the costs of the 2 SO from Advanced security for the time that they have been observing.

The issue of Benson's suspension was brought to the board no reports have been received from him as yet and a reminder was to be sent out requesting the reports. (5days absent and report on break in at 2126)

It was agreed the contract with Advanced Guarding will be signed at the next meeting on 23 June 2011

**Arrears / Collections**

2125 Stanford Mbokodo Paid R10000.00 31/5/2011 balance outstanding legal and interest – Attorney continue to collect outstanding balance.

2363 Owen Sigauke paid R4500.00 6/6/2011 balance outstanding – Attorney to continue until all outstanding amounts are collected.

Account payments signed off.

**General**

Cyber Web Designs is to be contacted as there are a few attachments that cannot be opened.

Chairman

Date:
