26 July 2018

**MINUTES OF THE SPECIAL MEETING OF THE OHOA COMMITTEE**

**HELD ON 12 JUNE 2018 FROM 18:00 AT BURGUNDY 161**

1. **OPENING**
	1. **Attendance**

The following members were present: Frik Bosman, Willem Kriel, Cor Uys, Ollie Van Schalkwyk, Andrea Bezuidenhout, Chris Pieters, Mitzi Allen

1. **MATTERS DISCUSSED**

Frik Bosman apologizes to the Committee for the belated email containing the agenda for the meeting. The Committee members were granted the opportunity to introduce themselves and to briefly share their background. The Committee then discussed their objectives for 2018/2019.

**2.1 Portfolios**

* Vice Chairman - Willem Kriel
* Treasurer - Ollie Van Schalkwyk
* Secretary - Cor Uys
* Security - Cor Uys (With the offered assistance of Uwe Meyer)
* Aesthetics & Construction - Mitzi Allen
* Commons / Gardens - Chris Pieters
* Communication - Andrea Bezuidenhout
* Social - Willem Kriel
* Facilitator - Willem Kriel
* Maintenance - Chris Pieters

**2.2 Garden, brought on common grounds**

The Committee members decided to not allow 2 committee members to be present and participate in the voting process. They were asked to leave the room. The remaining members of the Committee unanimously decided to grant approval for the garden as is but, that the arch needs to be removed as it creates the illusion of the garden being a private entrance to the property.

Cor Uys agreed to remove the arch at the back of his property (161) leading to the park. It was also unanimously decided by all Committee members that all owners/residents will need to submit a detailed plan to the Committee, for deliberation, before erecting any garden on common grounds in future.

It was decided that a letter be sent to all owners of properties neighboring parks stipulating that park or common grounds still remains common property, even if gardens, fences, etc. was erected by previous, current or future owners. It will not form part of that member’s property at any point. Cor Uys elected to arrange for the letters to be drafted by an attorney and to send it to all the applicable property owners.

**2.3 Porch on common grounds**

The Committee members decided to not allow 2 committee members to be present and participate in the voting process, due to them lodging the complaint. They were asked to leave the room. The remaining members of the Committee unanimously decided that the porch, constructed on common grounds, needs to be removed and the grounds needs to be restored to its original state.

**2.4 Outstanding levies, fines and incorrect color of garage doors & balustrades**

The Committee unanimously decided that, due to the owner/resident’s deteriorating health and his prognosis, to accommodate him as follows:

If all outstanding levies are settled and the garage door as well as the balustrades are painted the correct color, the Committee will strongly consider writing off the penalties imposed on both.

**2.5 Barking dog**

Frik Bosman confirmed the allegations that the dog in question does still continue to disturb neighbors and residents close by, after numerous attempts to appeal to the owner. Mitzi Allen offered to talk to the owner as a last resort. If no improvement is noted, an order will be given to the owners to remove the dog.

**2.6 Frequency and duration of meetings**

It was decided that Committee meetings will not be held on a monthly basis but rather quarterly and special meetings will be called if deemed necessary. Meetings will be to the point and will not exceed 3 hours.

**2.7 Fines**

Andrea Bezuidenhout raised the issue of the Committee acting out of their mandate when issuing fines. She requested that an attorney be consulted. Frik Bosman and Ollie Van Schalkwyk stressed the fact that it was well within the rights of the Committee to issue fines and that previous cases, taken to the ombudsman, regarding this were won by the Committee.

**2.8 Appointing a managing agent to handle all financial as well as administrative issues**

Andrea Bezuidenhout stressed the importance of appointing a reputable company as the new managing agent of Onverwacht as soon as possible. It was decided that all complaints should be dealt with by the managing agent and that Committee members will be contacted if their input is required. She obtained a quote and proposal from JPS and approached Pinacle to reconsider handling both the financial as well as the administrative portfolios. Pinacle declined to quote and offered to only continue with the financial portfolio.

Frik Bosman suggested that we contact FHBC to obtain another quote as he, along with Cor Uys and Ollie Van Schalkwyk, apparently did not have a good experience working with JPS in the past. They raised their concerns. Andrea offered to handle this matter.

She also offered to collect information from both companies (JPS & FHBC) regarding what exactly their services would include.

**2.9 Manholes**

A request was received to erect an extra manhole on the one side of Merlot to enable owners on that side of the road to gain access to internet. Ollie stressed the fact that it was unnecessary and that owners can connect to the existing manhole on the other side of the road. It was decided that Mitzi Allen was to obtain information to conclude whether it was indeed possible for owners on one side of the road to gain access through a manhole on the other side of the road, without jeopardizing the quality of the signal.

**3 CLOSE**