

## CHAIRMAN'S CHAT



### THE EGM - SATURDAY 1 MARCH 2014

The Members meeting to approve the annual Opex and Capex Budget 2014/2015 fell into total disarray as Members were issued with various versions of the budget for discussion and approval.

The main reason for this confusion was a lack of control to transmit the correct information to the printers and proof reading the final financial report.

The final result achieved at the meeting was the following:-

It was resolved as an ordinary resolution that the Members unanimously approved a 10% levy increase for the budget year 2014/2015.

It was further resolved that the 2014/2015 Opex and Capex Budget be amended and limited to the approved 10% levy increase.

The revised budget will be tabled by the Finance Committee and submitted for approval at the Board Meeting scheduled to be held on Saturday 29 March 2014.

At that meeting some members complained of not having received their EGM pack. Please bear in mind that in terms of our MOI, the onus is on Homeowners to keep CBCHOA aware of any changes to address, email or contact numbers. Kindly ensure that the administration office has the correct details on record, failure to do so results in Homeowners not receiving notices/correspondence from CBCHOA. We have recently once again circulated an email update request. Please let us have your personal contact email so that our communication with members reaches you.

### Inside this issue:

Chairman's Chat	1
Board Achievements	2
Resignations	2
New Appointments	3
Work In Progress	3
Floating Wetlands	4
Special Vote Of Thanks	4
Feeding Monkeys	4
Unlicensed Road Users	4

Security Report	5
Easter Break	5
Harbour Walk Ways	5
Trampoline & Tennis Courts	5
Work In Progress	5
Did You Know	5
Golfers	6

# CHAIRMAN'S CHAT

## BOARD ACHIEVEMENTS

During the past four years your functional Board has made great progress and achieved in brief the following:-

Members approving the Company's Articles of Association in terms of the 2008 Companies Act at the 2011 AGM.

At subsequent, AGM's and EGM's, Members approved.

- New Estate Rules.
- Memorandum of Incorporation.
- Installation of emergency generators to supply power to:-
- Restaurant and Estate Administration
- Security
- Constant flow of sewerage.
- Motivating upgrade of Prentec Plant by some 70%, following a breach of contract issue.
- Appointment of Fidelity Guards to replace ADT.
- Appointment of three Estate Managers.



## RESIGNATIONS

It is with regret that I announce the following resignation, which was approved at the Board meeting held on Saturday 8 March 2014.

Louis Sweidan our Human Resources, Industrial Relations and Communications Director which was one of the three Directors involved in establishing the revised Articles of Association, the new Estate Rules, Memorandum of Incorporation, appointment of Fidelity Guards and breach of contract issue with Prentec. The selection and appointment of our Estate Managers and he also acted as Estate Manager during periods when we had vacancies.

His contributions to the Board and the management of Estate affairs will be sorely missed.

Lynne Hetherington our Restaurant and Entertainment Director who was one of the three Directors which established Martinique Bistro (Pty) Ltd as our in house Club Restaurant Company. Her management contribution to the Restaurant affairs, the outsourcing and the subsequent change to our own Restaurant will be sorely missed.

Gert Botha our Security Director and his Committee Members, who for the past four years, had converted our security system and control from a token force, which we previously had into the most successful Fidelity Guards Security Force around the Dam. When you strive for excellence it comes at a price and no one was more aware of this fact than Gert Botha who with vision drew up a five year plan. This plan was to improve our security with technology which would provide an umbrella cover to give warning of any intruder walking within 15 meters of our perimeter. One of the benefits would be a possible reduction in night Guards.

## CHAIRMAN'S CHAT

Gert was also the instigator to motivate our Security Manager, Dewald Van Rooyen to take over the responsibility of providing our Estate with a fire fighting team.

Dewald in liaison with our General Manager Duncan Holmes will share in being responsible and taking any action required in terms of the Health and Safety Act. Dewald has also been enrolled to become a qualified Paramedic. He would be immediately available to assist Members in cases of emergency.

I regret that I was unsuccessful in convincing the Board to invite Gert to present his five year plan, as the Board unanimously accepted his resignation.

To all three Directors we thank them for the many personal hours they gave of their experience to make our Estate a safer and better place to live. We wish them all success in their future endeavors.

### NEW APPOINTMENTS

We welcome Duncan Holmes our newly appointed General Manager for the Estate. Duncan is professionally qualified as both an Estate Manager and as a Financial Accountant. He has vast Estate Management experience of Estates, substantially larger than ours. We wish him a successful future on our Estate.

We welcome Gerrit Van Wyk who has accepted the appointment as Deputy Chairman of our Board. Gerrit is highly experienced and qualified to be our Deputy Chairman as he served on the previous Board as Financial Director.

In the interim he has agreed to deputise as Human Resources, Industrial Relations and Communication Director.

We wish him success in the interim in being responsible for these portfolios and a successful appointment at the AGM to be held in September 2014.

We also welcome Gerhard Kuhn who has accepted the appointment as Security Director. He is well qualified in Information Technology and Surveillance Systems and is currently the Vice Chairman Wierdabrug Precinct Community Policing Forum.

We wish him success for the future. His appointment as Director will be tabled at the AGM.

The appointment of Dave Victor, as Technical Manager. He has accepted his responsibilities with great enthusiasm and has proved to be a great asset to the Estate.

### WORK IN PROGRESS - THE BERM

Repairing of the berm began at the end of February. Dirk Van Der Bank, Technical Director, and Petrus Venter from Harties "Metsi a Me" spent many hours considering the most effective way to repair the berm. Unfortunately, work on the berm had to be halted due to the torrential rain we have experienced since the beginning of March. Repairs will resume once the ground has dried sufficiently enough to allow heavy vehicles to transport materials to the south side of the berm.



## FLOATING WETLANDS

The floating wetlands that have been placed outside of our harbour by “Metsi A Me” are to assist with the breeding and rehabilitation of the bird and fish life around the dam. A very big appeal to all Motor boat and Jet Ski drivers please, please would you kindly treat the area between the berm and the floating wetlands as well as the entrance and exit to the harbour as a **NO WAKE ZONE!** We all need to assist in the rehabilitation of our dam and your co-operation is imperative.

## SPECIAL VOTE OF THANKS

To Caren Sutherns a Home Owner at Sandy Lane for offering to assist us with our growing feral cat problem on the Estate, whilst we all love our feline friends the colony's of cats around the Estate were becoming a big problem.

Caren contacted “4 Paws” in Fourways to have our feral cats caught, removed, neutered before being returned to the Estate and she has also very kindly offered to sponsor the full cost. Heartfelt thanks to you Caren, much appreciated by all of us!

It is also very important that residents do not feed the feral cats as they will find their own food, keep the rodent population down and will ensure that no more cats enter the estate in their attempt to safeguard their own food supply. Feeding them only helps to provide a false sense of abundance and they will not stop new feline entrants onto the estate.

## FEEDING OF MONKEYS

Plea to Home Owners, Tenants and Visitors to Caribbean, please, **do not feed the monkeys!!!** It is dangerous as it draws them to the estate more frequently and is a potential danger to children, particularly if they have food in their hands.



## UNLICENSED ROAD USERS

A recent review of our insurance cover and HOA exposure areas has highlighted the fact that our insurance will not cover the HOA in the event that an unlicensed under aged driver injures another person on the estate. This includes the driving of golf carts, or any other electro/mechanical self-propelled device. Should a child injure or kill another person within the confines of the estate, the insurance company will not honour the claim. This leaves the HOA and the Directors personally liable to prosecution. A further detail is that should the unlicensed driver maim or kill another child the parent of driver will be facing a jail term.

This is a risk that the HOA is not in a position to entertain. In the past parents have signed indemnities in favour of the HOA allowing their youngsters the freedom of driving around on the estate. Regrettably, you cannot allow or give permission for someone to do something that is inherently illegal.

## UNLICENSED ROAD USERS continued...

Please be advised that the estate has no choice but to insist that from this moment no under age or unlicensed driver be allowed to drive golf carts or any other self-propelled device on our estate.

## SECURITY REPORT

We are pleased to report that we are currently in excess of 185 House Breaking Free Days.

An investigation is underway for a suitable cost effective early warning defence system to protect the water frontage of the estate.

## EASTER BREAK

If the estate is your destination or you live permanently on the estate and are having visitors we would like all who come here to enjoy their time at Caribbean Beach Club. We do ask that you do not forget children and pets as they both require a fair amount of attention. Also that while enjoying your friends and family we all respect our neighbours and their right to peace and quiet.

## HARBOUR WALKWAYS

The walkways at the harbour require repairs. The regeneration of the walkways will begin soon and will be progressive. Inconvenience during this process will be kept to an absolute minimum and ask that you be attentive to signage or other notices re-directing you away from parts of the jetty and/or walkways.

## TRAMPOLINE AND TENNIS COURTS

Where necessary, the trampoline mats have been replaced and the second tennis court will be repainted as soon as the rainy season has passed. The fences have been repaired. Signage around the public area is scheduled for replacement where the signs have faded.

## DID YOU KNOW

That when out walking your dog it needs to be on a leash at all times! Also, please take a suitable bag for collecting the doggie doo should your dog answer the call of nature



## Emergency Contact Numbers

Eskom

086 003 7566

Electrician

082 968 1297 (Emergencies Only)

Plumber

082 805 9081 (Emergencies Only)

Security Manager

072 880 4448

Security Supervisor

072 917 1177

Harties Police Station

012 253 1000

Brits Police Station

012 252 9300

Necsa Fire Department

012 305 3333

Brits Medi Clinic

012 252 8000

Water Interruptions

012 250 2222

North West Provincial

Ambulance Service

10177

# Golf Members and Homeowners



We urge all people interested in the game of golf to make use of our gem of a golf course, it must be one of the most beautiful courses in South Africa.

We are lucky to have our golf course staff led by Godfrey Moyo and very ably assisted by Mr Ger-

ry Few, who did an absolutely magnificent job getting our course into the condition it was for our club championships. The championships had to be postponed for a couple of weeks due to the uncharacteristically inclement weather we had over that period, although the course did not fully dry out we could not wait for another time so we had to play the course under challenging conditions. The conditions did take their toll on many golfers (me included) but it seems like it had no impact on other golfers.

The championship is played over 36 holes and the best gross score either the men's and ladies becomes the club champions, this feat was accomplished by Grant Mathews and in the ladies we had a new member who is 15 years old and plays off a seven handicap winning, Lindi Coetzee we are very proud of the champions and wish them luck in representing our club in the rest of the competition.

## **The results for the men's club championships:**

First Grant Mathews,  
Runner up Riaan Coetzee.  
B division winner Donovan Fourie  
C division winner Brian Daubern.

## **Ladies results :**

First Lindi Coetzee  
B division winner: Lenore Kerrigan  
C division winner: Pat Daubern