

## Committee Report Green Field Villas 2 Annual General Meeting 2019

This report covers the actions taken during the past 12 months by your committee and covers issues requiring action in the coming year.

### Committee Members 2019

|                  |                            |
|------------------|----------------------------|
| Andreas Schlegel | Chairman                   |
| Clive Chessman   | Vice Chairman, Maintenance |
| Alan Sodenkamp   | EGM June elected           |
| Andrea Arnswald  | Secretary and Petty Cash   |
| Richard Arthur   | Maintenance                |
| Jutatip Bowles   | Treasurer (Hired)          |

Resignation in March 2019:  
John McLoone

Should any other residents wish to join the committee, our rules allow for additional members to be elected.

### Pool

There were some minor problems at the beginning of the year like:  
The water pump for the wet rooms in the club house was badly damaged due to old age and erosion, it was changed by YGV.  
The pool house suction pipe was blocked and was cleaned out.  
The Chlorinators were sent to Bangkok in for repair and got exchanged for new ones free of charge.  
A leaking valve in the pool house was replaced.  
**Current problem:** The pool area is sinking!  
In August and September the committee discovered an increasing water loss.  
A highly specialized company was called in to find the crack/leak; The damage was fixed within two weeks. Nevertheless, the subsidence of pool has the potential for further, continuous damages.

### Security

As in any other year, the committee had some problems with the guards not following the rules for giving entry to our village.  
After a meeting with the security company, the guards were issued some more detailed rules and the service is running relatively smoothly again.

#### **Our guards are NOT GATE OPENERS for the house-owners/tenants.**

Their order is NOT to open the gate unless an ID was exchanged or someone comes to the gate to pick up their visitors.

The committee reminds all house-owners/tenants to either carry their swipe card with them or give their finger prints.

Discussion on an alternative entry system like number plate recognition was discussed as a future project.

#### **Incident at the pool:**

In August, the driver of a house owner (who then was abroad and his driver is not a resident of GFV2) used the communal pool and the gym.

He became aggressive and threatened two committee members who asked him politely to leave. He insisted to be living in the village and that it was his right to use the communal pool and the gym.

The committee then contacted the house owner and informed him about the incident and that his driver was denied access to the village until the house owner was back in Thailand.

## **Gym/Equipment**

The circuit board of the air conditioner had to be replaced due to a gecko getting stuck in it. The board was successfully replaced and the air conditioner is working again.  
A new spinning cycle was purchased for the gym.

## **General Repairs /Maintenance/AOB**

### **Storm damage in April**

Almost all of the electronics in the guard house was destroyed.  
The entrance computer board, the finger print readers, the camera system/DVR and the LED lights in the park were damaged and needed to be replaced, amongst other things.  
The damage was about THB 60,000.--

### **Outside Park Wall**

K. Prasob received the job for the repair and repainting of the outside wall and railings in the park.

### **Pest control in the village**

The committee signed new contracts with MT Pest Control to have the guardhouse, the Park and the garden around the pool as well as the club house sprayed against termites and cockroaches.  
A separate contract was taken out to spray the 96 manholes in the village for cockroaches every other month.

### **Fumigation of the village, Dengue fever**

The committee asked the council to come and fumigate the village every month against mosquitos since Dengue fever is on the rise in Thailand.

### **Public Toilets**

There were some minor problems with the usage of the public wet rooms/toilets which the committee could solve in a friendly way with the different house owners involved.

### **Pot Holes in the streets**

There are a couple of pot holes in the streets which the committee would like to have filled/repaired. This project is put on hold until the rainy season has passed and the committee is aware of the full costs for the pool repair.

### **Entrance/Exit Gate**

The gate was hit by outgoing cars and was knocked off the rail, it was put back successfully, no long term damage was reported.

### **EGM, June 1<sup>st</sup> 2019**

An EGM was called for the following reasons:  
Election of new committee member Alan Sodenkamp  
Budget approval of Spinning Cycle for GYM  
Both motions passed unanimously in favour.

## **Maintenance Charge**

Late payment penalties had to be levied to a few owners this year.  
There is still one house which hasn't paid its maintenance fee for 2019:

- House 28 Mr. Kevin Paul Hamilton and Sunan Sud-ura

Should you wish to pay your maintenance fee for 2020 via Bank Pay-In or Transfer it is essential to inform the committee about this payment.

Due to the Banking System in Thailand GFV 2 (the receiver) cannot see automatically who paid in or transferred money into the account.

**IT IS THEREFORE IMPORTANT TO SEND PROOF OF TRANSFER OR PAY-IN TO THE TREASURER OR ANY COMMITTEE MEMBER WHEN PAYMENT HAS BEEN MADE VIA THE BANK.**

Should the committee not receive proof of payment the maintenance fee will be considered as NOT PAID and the late payment penalty will be charged to the house-owner.

Announcement:

This is the last year, where the maintenance fee stays on THB 28,000.--, as promised at the AGM 2016.

Next year, at the AGM 2020, the committee will have to propose a raise of the maintenance fee.

## **Expenses /Budget**

This year's expenses along with next year's budget will be presented by the treasurer.

The expenses for 2018 have been audited by a licensed auditor and the report is available at the information board.

GFV 2 Residents' Committee, November 2019