Green Field Villas 2 Committee Meeting No. 10/2020
Saturday, 12th December 2020

Meeting started at 10.05 am

Attendees:
Jutatip Bowles (JB)
Andrea Arnswald (AA) **Clive Chessman (CC)**
Alan Sodenkamp (YGV) **Barry Johnstone (BJ)**

Excused:
Richard Arthur (RA)
Andreas Schlegel (AS)

Agenda Items **Action by**

1) Agree last committee meeting minutes No. 10/2020

Proposed by **AA** and seconded by **YGV** that they should be accepted as read. **Agreed All**

2) Financial report/maintenance payments

House 28 is still outstanding.

3) Your Greater View (YGV)

Pool
New Jaccuzzi Blower was installed.
K. Prasob has repaired a broken pipe next to the pool house. The water leak should be solved.

Pool lamps
Broken pool lamps were replaced.

Garden Lamps
Garden lamps needed to be replaced.

Gate Entrance System
M5/2020
The old card reader system is broken and unreliable. YGV tries to find replacements but unfortunately it is not supported anymore from the company GFV2 bought the old system from.

YGV suggested to switch systems to a new number plate recognition system (NPRS) and will investigate and present the information found at the next meeting.

M6/2020
YGV tried to find the needed spare parts but unfortunately Alan was not successful.
YGV suggested a long-distance reader as a possible 2nd solution and will find out how much it will cost to replace the current faulty system.

M7/2020
YGV has ordered the long-distance reader after the arrival it will be tested and installed if the results are satisfying.

M8/2020
New system arrived, YGV is testing it at the moment and will give a report next meeting.
The stickers are ordered and once here will be tested as well.

The gate is too noisy, the steel wheels are too loud and should be exchanged against nylon wheels etc.

M9/2020
YGV ordered new copy protected stickers, they should arrive next week. Then more tests will be

done.

Remote control for the entrance gate was replaced. A new set of sensors for the exit gate were fitted.

M10/2020
YGV programs all new cards at the moment.

The sensor from the exit gate needs to be adjusted.

M11/2020
Long distance reader is in testing.
First results: Stickers work fine, cards are not 100% accurate

4) Security

No problems recorded the last month. The weekly report is handed in on time every Friday.
K. See has activated a new Line Chat for the committee to send info when there are any changes.

5) Any other Business

a) Separate Bank account

It was agreed to open a separate high interest bank account for the reserve fund money.
At the last meeting at the bank informed the committee that a company registration was needed to put AS and RA on the account.

Friday 26th April the committee was at the Bank to change the signatures but more paper work was asked to be provided by the committee.

JB has received a translation of documents and will go to the land office next week,
After her visit JB will advise when it is convenient to visit the bank again to register new signatories.

More new documents are needed by the Land office.
At the AGM the committee would like to propose that a new saving account should be opened additionally to the existing one.
JB will go to the Land office next week.

M1/2020
JB has all documents ready now, AS needs to sign them.
Next Tuesday JB is going to the Land office to register the committee members.

M2/2020
Waiting for the last proxies to come through then Wan can go to the Land office.

M3/2020
JB needs 2 more proxies from YGV. JB will send the filled out proxies to Alan (YGV) and he will then go to house 58 and house 5, as well as house 39 and 30 to get them signed.
After that JB will come and pick them up to prepare the documents for the council so that the AGM minutes can be filed.

M4/2020
All necessary proxies are now with the committee. JB will go either on 15th or 25th May to the Land office to register the AGM minutes and the new Rules & Regulations for the village.

M5/2020
The committee discussed the different colors mentioned in the Rules & Regs again.
It was agreed on to provide exact color samples in form of pictures with the colors allowed

to use for the outside of the houses.

AA will suggest some color pictures for the Rules & Regs.

M6/2020
The color pictures are still outstanding, AA to find and send them to the committee until the next meeting.

M7/2020
JB is putting the colors into the rules and regulations.
Friday, 14th JB will go to the Land office and register the Rules & Regs.

M8/2020
18th Sep JB will go to the Land office.

M9/2020
Documents are ready to be signed by the chairman. JB is going to the Land office the following week. The committee will receive a document from the Land office and can then go to the Bank to change the signatures.

M10/2020
The paperwork was submitted on 30th October, now the committee waits for the necessary papers to be issued by the Land Office. JB calls next week for an update.

M11/2020
Committee members register and the Rules and Regulations need to be approved by the Land Office. The Land Office informed us that this will take a long time because there are so many changes. JB will call again next week to find out what the status is.

b) Fumigation of village
JB will ask the council again for a fumigation for mosquitos next week.

The council came and sprayed some liquid against the mosquitos but did not fumigate.
The committee will ask JP Pest Control if he can do it.

c) CCTV System
Quotation from TMN Cable came in, THB 123,478.-- is too expensive for GFV2.

K. Prasob will be asked for a quotation to put the new cables in.

M3/2020 no quotation was received from K. Prasob yet, YGV will ask again.

M4/2020 The quotation to put the new cables are not in yet.

M5/2020 The camera positions and the possible financing were discussed.
The project CCTV has been put on a hold till the September meeting.
The committee wants to see the development of the running costs for the village before investing into a new CCTV system.

M6/2020 The committee discussed the possibility to place some extra cameras in the park and around the pool area.

M7/2020
The committee discussed the different possibilities where and how to put new cameras up.
More of the old cable is dissolving now and the transmission is more difficult.

M8/2020
The committee will wait till the AGM and will decide then if the village has the funding for the new CCTV system.

M10/2020
BJ was updated about the complexity of the project.
Different camera lenses were discussed for the project.

d) Street repair
The street repair project was put on hold until further notice.

e) AGM 2021
M8/2020
The next AGM will be on Saturday 16th January 2021.

M9/2020
A letter to all house owners will be send out to announce that the next AGM will be held in January and that nobody should pay the maintenance fee before the maintenance fee was set during the AGM.

M10/2020
Time line and AGM package was discussed

M11/2020
Notice and Agenda approved by committee

Budget was intensely discussed, due to the fact that there is still one house outstanding, the committee suggests that the Maintenance Fee will be THB 28,000.— and THB 2,000.— for the reserve fund.

f) Cables outside village
3BB and True were working the last 2 weeks outside of GFV2. New cables were put in but the old ones not taken away, they are hanging free and it looks like a big mess outside.

JB will check with municipality what can be done and who is responsible for cleaning this up.

g) Pool House
The committee will ask K. Prasob for a quotation to close the pool/pump house because of the noise.

The meeting closed at 12.00 am.

NEXT MEETING: SATURDAY, 9th January 2021 at 10.00