

Committee Report Green Field Villas 2 Annual General Meeting 2020

This report covers the actions taken during the past 15 months (Postponement due to COVID-19) by your committee and covers issues requiring action in the coming year.

Committee Members 2020

Andreas Schlegel	Chairman
Clive Chessman	Vice Chairman, Gym / Pool Area
Alan Sodenkamp	General Maintenance, Security
Andrea Arnswald	Secretary and Petty Cash
Richard Arthur	General Business
Jutatip Bowles	Treasurer (Hired)

Resignation as of this AGM 2020:
Richard Arthur

We are pleased to report that
Barry Johnstone
is willing to submit himself for election at this AGM 2020.

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

Pool

One water pump had to be repaired; the Jacuzzi air pump and all pool lamps had to be replaced. In September/October we registered a notable increase of our village water usage. Your Greater View (YGV) immediately started an inspection where several leaks were found. At the moment we are in the process of repairing the leaks that were found. Possible issue: The pool area might still be sinking. The committee is monitoring the pool levels and the water bills.

Security

At the beginning of 2020 we changed the security company. It was a good move and we are very pleased with the performance of our new guards and the communication with the management. We still want to remind our residents, that our guards are generally not gate openers for the house-owners/tenants.

The guards must NOT open the gate for visitors unless an ID was exchanged or someone comes from within the village to the gate for a pick up.

The committee wants to remind all house-owners/tenants to either carry their swipe card with them or to furnish their vehicles with a special sticker (See *new entry system* below) to open the village gate.

Implementation of the new entry system

Starting in autumn of 2020, our village gate opening system became less and less reliable and some parts needed to be replaced. Unfortunately, these parts are not available anymore and we had to implement a new system, which is actually in the late test phase and already introduced to most residents. The project is expected to be completed by end of March/ early April.

Gym/Equipment

Usual maintenance and repairs.

General Repairs /Maintenance/AOB

Pest control in the village

The committee continued its contracts with JKP 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. Additionally the 96 manholes in the village got sprayed against 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 and Chikungunya is on the rise in Thailand. Since autumn, the council doesn't offer fumigation anymore, so we also contracted MT Pest Control to fumigate the village street edges and the park.

Public Toilets

In spring we had to repair the washbasin counters in the toilets as they were unstable and also repair the door frames which were damaged.

Pot Holes in the streets

The committee decided to put any repair on hold.

CCTV system

During the past years our CCTV system deteriorated remarkably and needs a technological upgrade. Legacy technology (E. g.: Every single camera is connected to the recorder by its individual copper cable) must be replaced by fiber optics and wireless technology. The committee proposes a step by step implementation. The first step in 2021 includes the implementation of fiber optic cables and wireless antennas through the whole village and placing ip-cameras at the village gates and in the gym/pool area. Projected costs: THB 150,000.--. Needed/requested extensions at other places can then be implemented at a later time.

Green Field Villas 2 web page: <https://www.greenfieldvillas2.com/>

In November our own brand new web page went online.

We want to encourage our residents to visit the page as it contains a lot of interesting and valuable information and documentation.

Maintenance Charge

Late payment penalties had to be levied to some owners this year.

There is still one house which hasn't paid the second half of their maintenance fees for 2020:

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

Should you wish to pay your maintenance fee for 2021 via bank pay-In or transfer, it's essential to inform the committee about this payment.

Due to the banking system in Thailand, GFV 2 (the receiver) can't 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 A 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.

At our last AGM, the committee announced its intention to raise the annual maintenance fee. Due to COVID-19 the committee decided to leave the fee at THB 28,000.--.

Expenses/Budget

The 2020 expenses along with this year's budget will be presented by the treasurer. The expenses for 2018 and 2019 are being audited by a licensed auditor and the reports can be made available upon request.

GFV 2 Residents' Committee, March 2021