

Green Field Villas 2 Committee Meeting No. 5/2021

Saturday, 8th May 2021

Meeting started at 10.05 am

Attendees:

Andreas Schlegel (AS)
Jutatip Bowles (JB)
Andrea Arnswald (AA) Clive Chessman (CC)
Alan Sodenkamp (YGV) Barry Johnstone (BJ)

Excused:

Richard Arthur (RA)

Agenda Items

Action by

1) Agree last committee meeting minutes No. 4/2021

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

Agreed All

2) Financial report/maintenance payments

Houses 28 is outstanding.

JB will send out reminder letter for the 2nd installment to all house owners.

3) Your Greater View (YGV)

Pool

The overflow needs to be fixed, waiting for K. Prasob to find the time to do it.

The quotation from K. Prasob is THB 10,000.— for fixing the overflow problem.

Prasob can not get tiles for the over flow so the job is delayed until we find the necessary tiles.

House 47/49 has asked the committee if it were possible to look into noise reduction from the pumps from the pool house of the public pool.

Gate / 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

M1/2021

Stickers are finished and the new cards seem to work.

M2/2021

Stickers were handed out to a couple of people for testing, they seem to work well.

Cards are being programmed and will be handed out soon too.

Gate needs new wheels and need to be painted again.

For the exit gate YGV will install a new scanner.

M3/2021

Stickers cost THB 250.— and cards will be THB 100.—for extra cards.

M4/2021

All houses have stickers now and more additional cards are ordered.

The new reader for the exit gate is ordered too and will be installed as soon as it arrives.

M5/2021

All is running smoothly and JB will inform K. See that the entrance and exit gate does not have to be opened anymore for the residence.

The batteries were having problems, they were exchanged.

The gate is showing signs of age and certain parts need to be exchanged, repaired and repainted.

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.

M2/2021

A new Ethernet system was discussed. Internet cable and Wifi cameras are an option as replacement for the old CCTV system.
The committee is waiting for a precalc.

M3/2021

YGV did a lot of research and the village will need high quality cameras, YGV estimates a total of THB 135,000.-- - THB 150,000.—for the new system.

M4/2021

YGV ordered a Wifi Arial and is running some tests with 1 solar camera and 1 normal camera

M5/2021

YGV ordered some supplies to build an test areal. YGV wants to build the brackets for the CCTV cameras himself so that they really fit for the cameras.

4) Security

No problems recorded the last month. The weekly report is handed in on time every Friday.

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 registration 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.

M1/2021

Land Office rejected our changes because they are not according to the village act. JB will send the old rules and new rules and will highlight the articles we need to keep.

M2/2021

The committee members need to provide proof that they are indeed registered under the GFV2 address.

M3/2021

BJ changed the Rules and Regs according to the Land Office suggestion.
Old Rules and Regs were 36 pages new version is 19 pages.

M4/2021

BJ and JB are checking the layout of the numbering in the R&R for the Land Office.

M5/2021

JB needs to review the R&R next week and will send them back to the committee again for final approval.

b) Fumigation of village

JB will ask the council again for a fumigation for mosquitos next week.

The village will be fumigated on the 11th May.

c) Street repair

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

d) 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.

M2/2021

The new AGM date is Saturday, 27/3/21 at 10.00

The papers regarding the AGM will be send out latest on 26/2/21.

M3/2021

The AGM will be held on Saturday 24th April at 10.00am at the pool house.

JB: Tent + 30 chairs and speaker system

CC: Fan

AA: Water

A maximum of 2 proxies per committee member is allowed.

M4/2021

AGM will take place, everybody is preparing for Saturday, 24th April 2021

M5/2021

AGM took place and the **AA** proposes to accept the minutes **YGV** seconded it that they should be accepted as read.

e) 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.

M1/2021

JB talked to the council and they will try to contact the Internet Providers to sort this out.

M2/2021

The council is aware of this problem and will send technicians out to have a look and clean up.

M5/2021

K. Prasob will be asked to clean up againstpayment.

f) Public areas at the Pool House / Shower outside at the Pool

It was mentioned that the public areas at the Pool house would need a new coat of paint after more than 10 years.The committee is asking K. Prasob to give a quotation for this.

M3/2021

The quotation from K. Prasob is THB 34,000.— excluding the tiles for the stairs.

M4/2021

Lohr Construction will be called in to give a quotation for the public area.

g) Preferred Supplier List

CC would like to have a preferred supplier list for all the standard maintenance works in the village. The committee will start collecting data and put one together.

h) Concrete blasts off at the public pool flooring

There are multiple areas where the sandwash is coming off at the public pool due to rust in the grid.

YGV will try to contact the original company to come to GFV2 and give an quotation for repair.

The meeting closed at 11.35am.

NEXT MEETING: SATURDAY, 5th June 2021 at 10.00am.