

Green Field Villas 2 Committee Meeting No. 10/2021

Saturday, 9/10/2021

Meeting started at 10.05am

Attendees:

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

Excused:

Barry Johnstone (BJ)

Agenda Items

Action by

1) Agree last committee meeting minutes No. 9/2021

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.

3) Your Greater View (YGV)

Pool

The overflow project is on hold, YGV wants to find a better solution.

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.

M10/2021

The committee would like to Put stairs at the end of the pool towards Soi 4. Quotations will be asked from Lohr Construction and K. Prasob.

The committee would like to tile around the pool up to the gym wall. The committee will get quotations for this.

M9/2021

47/49 Because of the work in progress there is some noise around the pool.

M8/2021

Lohr Construction will be asked to send in a quotation to level the pool.

M7/2021

Overflow project is on hold. The committee discussed the building up of the sandwash on the Jacuzzi side. Lohr Construction is asked to give a quotation.

The Jacuzzi timer and the pump timer were destroyed by the lightning, YGV exchanged the Jacuzzi timer, the pump timer is ordered.

Gate / Gate Entrance System

M10/2021

A truck from the pool construction in House 47/49 ripped out the gear rail by accident. The company was informed and they replaced it with a new one.

M9/2021

There was a problem with the gear but YGV replaced it already.

M8/2021

Refurbishment is in progress. Bearings were put in and the noise level is down now. Entrance reader is a bit slow, YGV will have a look and tries to adjust.

M7/2021

K. Prasob is asked to give a quotation and a time frame for the repair.

M6/2021

Gate repair is on hold.

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.

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.

M3/2021

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

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.

M1/2021

Stickers are finished and the new cards seem to work.

M11/2020

Long distance reader is in testing.

First results: Stickers work fine, cards are not 100% accurate

M10/2020

YGV programs all new cards at the moment.

The sensor from the exit gate needs to be adjusted.

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.

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.

M7/2020

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

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.

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.

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.

M10/2021

K. Prasob was too busy last month to put the electric cable in the park for the cameras t here. He will do it as soon as he has some time.

M9/2021

25 cameras are up and running. At the moment YGV is waiting for K. Prasob to find the time for the cables in the park.

M8/2021

13 new cameras are up and working well. The rest of the cameras will be installed over the next 4-6 weeks.

M7/2021

New cameras are tested, if any good the village will use them.

Phase 1: 100% village cover

Phase 2: outside walls cover

M6/2021

YGV is waiting for new parts to arrive, solar cameras working well.

M5/2021

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

M4/2021

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

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.

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.

M10/2020

BJ was updated about the complexity of the project.

Different camera lenses were discussed for the project.

M8/2020

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

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.

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

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.

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

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

4) Security

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

New contract to be signed for another year 1st May 2021-30th April 2022

M10/2021

Nothing to report, the committee would like to invite K. See for the meeting next month.

M9/2021

Nothing to report

M8/2021

no problems with the security reported.

M7/2021

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.

M10/2021

JB will go to the Land office on the 22nd to register the new R&R. Before JB will come and AJ needs to sign some papers for the Land Office.

M9/2021

Barry's documents got adjusted by As to Committee only.
Translation of the new R&R are still not finished by JB.

M8/2021

JB has not finished the translation of the R&R as discussed in the last meeting. JB send an email saying that she will try to finish translation till 14th August.

M6/2021

BJ and JB reviewed the R&R. They need to be translated and then submitted to the Land office. After the Land office approved them GVF2 committee will go to the bank.

M5/2021

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

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.

M2/2021

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

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.

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.

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.

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.

M8/2020

18th Sep JB will go to the Land office.

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.

M6/2020

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

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.

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.

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.

M2/2020

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

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.

b) Fumigation of village

JB to ask for the next date at the Land Office.

c) Street repair

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

d) Concrete blasts off at the public pool flooring

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

M9/2021

K. Prasob is asked to hand in a quotation for tiling. YGV will go and search for suitable tiles.

M8/2021

Lohr Construction is going to be asked to hand in a quotation for this as well. YGV will talk to them.

M6/2021

YGV will try to contact the original company to come to GFV2 and give a quotation for repair. Winfloor said it might take 2 months until they can come to have a look and give a quotation. YGV send pictures to Winfloor for a first evaluation.

e) Display at the exit gate

The committee has discussed the possibility and advantages of having a display mounted at the exit gate to inform the residents of any changes or announcements.

AA put a motion in and YGV seconded it. The vote was in favor.

Budget: app. THB 40,000.—

M10/2021

YGV found a suitable display, YGv is concerned about the import tax. YGV will make some inquiries.

M9/2021

Difficult decision for the dimension to fit in. Committee will discuss next meeting when more info available.

f) Audits of 2019 and 2020

M10/2021

JB will bring all the audits and papers from the accounting to the next meeting so that the committee can file them in the office.

M8/2021

The committee would like to know who the auditor is and where he is located.

The committee would like to have the original audit reports of all the previous years in our office as well as the petty cash receipts from the previous years.

JB is asked to bring everything to the office for the next meeting.

g) Possible incentive for new committee members

M10/2021

JB will check with the Land Office if this allowed to be offered to committee members till the next meeting in November.

M9/2021

Offer to new committee members is to give a deduction for the maintenance fee.

To which extend needs to be discussed in more detail.

h) AGM

M10/2021

15th January 2022 at 10.00 am at the pool/office.

The meeting closed at 11.55 am.

NEXT MEETING: SATURDAY, 13th November 2021 at 10.00am.