

# Green Field Villas 2 Committee Meeting No. 11/2021

Saturday, 13/11/2021

Meeting started at 10.00 am

## Attendees:

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

## Excused:

Barry Johnstone (BJ)

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## Agenda Items

## Action by

### 1) Agree last committee meeting minutes No. 10/2021

Proposed by **CC** and seconded by **AS** that they should be accepted as read.

**Agreed All**

### 2) Financial report/maintenance payments

Houses 28 and 55 are 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 cannot get tiles for the over flow so the job is delayed until we find the necessary tiles.

#### M11/2021

The quotation from K. Prasob for the stairs is still outstanding and so is the quotation from Lohr for the tiling of the pool area.

2 pool lamps are burnt out again. JB will check how often these were replaced and how much the committee spent for the replacement of the pool lamps the last 2 years.

The committee will discuss this in the next meeting in December.

#### 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.

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.

#### 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**

### **M11/2021**

The motor of the entrance gate keeps failing. YGV is in contact with the supplier to find a solution. It might need to be replaced if YGV cannot repair it.

### **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 2<sup>nd</sup> 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.

**M11/2021**

The electric for the park is finished, the new cameras will be installed in the next 2-3 weeks. High/low storage for the CCTV was discussed. The committee discussed that it would rather have less pictures per second but a high quality of them. YGV will look into it.

**M10/2021**

K. Prasob was too busy last month to put the electric cable in the park for the cameras there. 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 Arial 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.

#### **M11/2021**

K. See was invited for the meeting.

3 questions from the committee:

Why did the patrols stop?

Last month the patrols stopped due to the curfew.

Why did it not start again?

The supervisor got Covit and K. See did not have a replacement for him.

When will the patrols start again?

Planned from the 17<sup>th</sup> this month.

K. See informed the committee that the day guard will be changed to a Lady guard (45 years old, K. Ang) who can speak some English on the 17<sup>th</sup> of this month as well.

The committee decided to replace the furniture of the guard house, a new table, a new chair and a locker will be purchased because the old furniture are falling apart.

The committee asked K. See to instruct the guards to hold the ID from guest against the camera so we have a visual record of who is entering the village. K. See agreed to inform the guards.

#### **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 26<sup>th</sup> 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.

#### **M11/2021**

Land office was closed on 22<sup>nd</sup> October. JB will go to the Land office between 20<sup>th</sup>-26<sup>th</sup> November.

#### **M10/2021**

JB will go to the Land office on the 22<sup>nd</sup> to register the new R&R. Before JB will come and AS 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 14<sup>th</sup> 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 30<sup>th</sup> 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**

18<sup>th</sup> Sep JB will go to the Land office.

**M7/2020**

JB is putting the colors into the rules and regulations. Friday, 14<sup>th</sup> 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 15<sup>th</sup> or 25<sup>th</sup> 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.

**M11/2021**

Committee is still waiting for a quotation.

**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.—

**M11/2021**

YGV will buy the display next week.

**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) 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.

**g) AGM**

**M11/2021**

AS will do the chairman's report and the papers will be send out on 10<sup>th</sup> December.

**M10/2021**

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

## **h) Cleaning Lady**

### **M11/2021**

The cleaning lady comes in irregular timewise, the committee will give the guard a sign in booklet to control the coming and going home times.

## **i) Guard House**

### **M11/2021**

Table and chairs are falling apart, they need to be replaced. The committee discussed and voted in favor for it. YGV will check what is available.

The meeting closed at 11.30 am.

**NEXT MEETING: SATURDAY, 4<sup>th</sup> December 2021 at 10.00am.**