

## Committee Report Green Field Villas 2 Annual General Meeting 2021

This report covers the actions taken during 2021 by your committee and covers issues requiring action in the actual year.

### Committee Members 2021

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

No resignations as of this AGM 2021.

No new applicants submitted themselves for election at this AGM 2021.

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

### Security (Guards; Guard house; Village gates; CCTV)

#### Guards

The committee have been satisfied with the service provided by the security company throughout the year.

#### Guard house

The guard house got a long overdue inside refurbishment.

#### Village gates

##### **Implementation of the new entry system**

In April / May the new entry/exit system was successfully implemented.

During the summer the entrance gates and fences were refurbished including new gate wheels and replacement batteries for the motors.

The committee wants to remind all house-owners / tenants to either carry their village access card with them or to furnish their vehicles with a village access sticker to open the village gates. Both devices can be ordered via an email to Alan Sodenkamp, alan@greenfieldvillas2.com.

#### CCTV

##### **Implementation of the new CCTV system**

Approved budget 2021 for Core Installation; Phase 1: THB 150,000.--

In the summer, the committee discussed with the project leader about continuing and finishing the project in 2021. Consequences of pausing the project until phase 2 in 2022 would be blind spots in the surveillance and additional costs for restarting the project for phase 2.

The committee decided to continue and finishing the project.

Result: The new CCTV system is fully operational with 27 hi-res cameras installed.

Total costs of the project: THB 165,000.--

### Community areas (Pool / Clubhouse area; Park)

#### Pool

At the beginning of the year a leaking pipe below the pump house had to be replaced.

Due to voltage fluctuations, two pool lamps blew and need replacement (As of December 2021).

### **Gym / Equipment**

Usual maintenance and repairs.

### **Toilets / Entrance area**

In the entrance area, the walls were repainted, the stairs got a new sandwash concrete cover and the chairs got repaired.

### **Green area clubhouse**

The bushes on the south side of the clubhouse, facing toward soi 6, got heavily trimmed or removed, replaced with grass.

### **Park**

Usual maintenance

## **General Repairs / Maintenance / AOB**

### **Pest control in the village**

The committee continued its contract 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 were spayed against cockroaches.

### **Fumigation of the village**

The committee continued to ask the council to come and spray the village against mosquitos every month.

### **Pot Holes in the streets**

The committee decided to put any repair on hold.

### **Re-electrification along the village streets**

When the village was built, the electricity cables, which powered the initially installed CCTV cameras, were directly connected to the power grid, without an electricity meter in between: Free electricity for the CCTV cameras. During the years, TMN also hooked up their TV amplifiers to these cables, which was detected last year by PEA (Provincial Electricity Authority) and resulted in the complete removal of all these power cables. Thus, our cameras also lost their power source and we had to set up again all the wiring - This time via our official village electricity meter - and reconnect the cameras. This task had to be done, independently from our CCTV project.

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

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

In autumn, the committee decided to make important information quicker and easier accessible to its residents and decided to install an outdoor display ("electronic news ticker") at the guard house front, below its roof.

## **Maintenance Charge**

### **Maintenance fees 2021**

Some late payment penalties had to be levied.

Houses, where payments are still outstanding:

- House 28, Larson Enterprise Co., Ltd.  
2020 2<sup>nd</sup> half-year payment; 2021 full year payment
- House 55, A 1 United Co., Ltd.  
2021 2<sup>nd</sup> half-year payment

### **Maintenance fees 2022 and payment instructions**

As the setup of the local banking system keeps any payer information hidden to the receiver, be it a bank pay-in or a transfer, it's impossible for us to match any payment to its respective source.

**Thus, a maintenance fee payment must be regarded as NOT PAID / NOT COMPLETED until the treasurer or the committee are provided with a copy / scan / photo of its payment slip or any other bank confirmation.**

Should the due date have passed meanwhile, this could result in an additional late payment penalty.

As already mentioned in this report and as you can see in the Repair & Maintenance Expenditure 2021, we had to spend a considerable amount of money for repairs and maintenance. Two of the main infrastructure objectives of our village, the streets and the floor around the communal pool, will need maintenance work in the not so distant future.

To make sure these important maintenance projects can be funded in the future, the committee asks the AGM to raise the annual GFV 2 Maintenance Fee from 28,000.-- to THB 30,000.--.

## **Expenses / Budget**

The expenses for 2021, along with this year's budget, will be presented by the treasurer.

The expenses for 2019 and 2020 are being audited by a licensed auditor and the reports can be made available upon request.

GFV 2 Residents' Committee, January 2022