

Committee Report Green Field Villas 2 Annual General Meeting 2022

This report covers the actions taken during 2022 by your committee and covers issues requiring action in the actual year.

Committee Members 2022

Andreas Schlegel	Chairman
Clive Chessman	Vice Chairman; Gym / Pool area
Morgan Briand	General Business
Richard Arthur	Stand-in for Barry Johnstone who moved out
Praparit Persson	General Business
Alan Sodenkamp	General Maintenance, Security
Andrea Arnswald	Secretary and Petty Cash
Jutatip Bowles	Treasurer (Hired)

There are two resignations as of this AGM 2022.

- Barry Johnstone sold his house and moved away. Before Barry left, he asked Richard Arthur to be his stand-in until the AGM 2022.
- Praparit Persson

It is sad to report that Mr. Clive Chessman will not continue as a committee member in 2023. We thank him for the great contribution for the past several years.

New applicants:

Four residents have expressed their interest in submitting themselves for election at this AGM 2022, houses 26, 36, 37 and 52.

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

I. Security (Guards; Guard house; Village gates; CCTV)

Guards

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

Village gates

Proved to be effective and reliable.

CCTV

The system is working reliably.

Burglaries

In the fourth quarter of 2022, sadly several temporarily uninhabited houses in our village were burglarised. The problem was one newly employed gardener. In this sense, it was an "inside job" and the recordings of our CCTV system, surveilling the communal places such as park or streets, couldn't be used, to give strong evidence. However, the culprit was quickly identified and reported to the police.

We ask residents to lock their houses well when they are away for an extended period of time and, if possible, ensure that their letterboxes are emptied regularly.

II. Community areas (Pool / Clubhouse area; Park)

Pool

In summer, the chlorinator boxes, which convert the salt in the water to chlorine, were used up. As the

purchase of new boxes exceeds an amount of 95,000THB, the committee wants to request the AGM to replace these boxes in 2023.

At the moment the chlorine is manually added at costs of 3,000 – 4,000 THB per month.

Gym / Equipment

In summer, the cross trainer had to be replaced. Fortunately, our treasurer, Jutatip “Wan” Bowles, donated her own as good as new cross trainer to the village. Thank you very much, Wan.

Otherwise, maintenance as usual.

Toilets / Entrance area

Usual maintenance and repairs.

Green area clubhouse, Park

Usual maintenance

III. 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 sprayed against cockroaches.

Spraying 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

As our roads will need repairs in some places in the foreseeable future, the committee has been trying to get an estimate for the repair costs. We asked three companies for quotations, but unfortunately, the work volume seems to be too small to be of interest. We continue our search.

IV. Maintenance Charge

Maintenance fees 2022

Some late payment penalties had to be levied.

All houses have paid the maintenance fee up to date.

Maintenance fees 2023 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.

The committee proposes to the AGM to keep the GFV 2 Maintenance Fee for operating budget unchanged at THB 30,000.--.

V. Expenses / Budget

The expenses for 2022, along with this year's budget, will be presented by the treasurer.

The expenses for 2019, 2020 and 2021 are being audited by a licensed auditor and the reports can be made available upon request.

GFV 2 Residents' Committee, January 2023