

CORMORANT BAY NEWSLETTER

March & April 2010

Dear Cormorant Bay homeowner,

Easter week-end was a huge success. The kids had a great time on the slides and even the weather played along for a change. A word of thanks to everyone that was part of the organization.

The contact details of the trustees and their respective portfolios are set out below for your attention. I would like to request all homeowners to feel free to contact the trustee responsible, for any issues you might have via email, or by writing to the managing agent if you have a major concern – this will ensure your concern is noted and minuted. Homeowners are requested to respect the privacy of the trustees over weekends and holidays. We are also just homeowners trying to take a break from busy schedules.

Trustees:

Chairman	Johan Horn	calhan@worldonline.co.za
Mechanical	Wayne Klaasen	Wayne@kbiengineering.co.za
Maintenance & Gardens	Manfred Butz	Manfred.butz@thyssenkrupp.com
Waterfront Safety&Security	Greame Rowe	gmrowe@worldonline.co.za

Managing agent:

Douglas Drysdale 011 787-5073 / (Fax) : 011 787-0422
double.d@mweb.co.za

Resort Manager:

Roy Smeda 082 821-7157 016 372-1700
016 372-1700(FAX)
royandmarie@absamail.co.za

Feedback

Website: www.cormorantbay.co.za

Please visit the website for information and news. I try to update the website at least every second month with new photos. The minutes are also available on the website on a monthly basis. You will also find other useful information like dam levels, weather forecasts and boating regulations for your attention.

Report from the estate manager:

The storm clips have been fitted to the roofs of units in Phase 1. Phase 2 doesn't require storm clips. Various trees have been cut back, termites have been treated in various spots and we are continuously using Hormoban to try and kill broad leaf weeds on the lawns. The heavy rains have made it difficult to maintain the roads, and has also caused further damage. Hopefully we are now entering a dryer period, and Roy will be able to affect some repairs.

Roy had to unblock drains on two occasions. The main cause has been roots, but a tin was also retrieved from one of the drains. Please do not flush foreign objects down the toilets.



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We have experienced various pressure valve leaks since increasing the water pressure. A decision was made to decrease the pressure to 3.9 bars and monitor the situation.

Roy will be on leave from 14 May to 28 May. Julian will be at the resort to handle the day to day management of the resort. Homeowners are reminded that there are specific guidelines for alterations.

You are also requested to inform the trustees about planned alterations. This will ensure compliance and eliminate costly changes to comply at a later stage. Homeowners are also reminded that there are certain regulations in place to ensure the safety and security of other homeowners while alterations are being done. Lastly, no alterations are allowed to be done over week-ends and holidays.

House Rules:

A set of house rules, including quad rules, were erected at the entrance. I am satisfied to report that we have had very positive response from homeowners in this regard. I trust that this positive attitude will continue.

Just a reminder once again, that the homeowner is responsible to ensure his visitors are made aware of the rules. Homeowners will be responsible where visitors don't adhere to the rules.

General Maintenance and Gardens:

The additional spotlight has been approved by the trustees and will be erected soon.

The storm water draining problem at unit 26/27 is still not solved. A pipe will shortly be installed to alleviate the problem, hopefully permanently.

The problem with children playing with the fire fighting equipment is ongoing. Members have now had fair warning. I want I want to make it clear that we have got a very good idea who these children are, and when we catch them red-handed, we will have to deal with this in a very serious light.

Harbour, Waterfront Safety & Security:

We will start on Monday 9 May to reposition the phase 2 bank of jetties. Once this has been done, two six meter poles will be put in place to stabilize the jetties, and hopefully keep them in place. If the bank still moves, additional supports will be attached to the bank on the eastern side.

Mechanical

A decision was made to sell the two original ride-on mowers, as they have become redundant after about six years of use. These were sold for R5000-00.

The tractors both need some mechanical attention. This will be scheduled to take place during the winter months.



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Finances:

The budget for the next financial year was approved by the trustees, and by now, you would have received notice from Douglas Drysdale as to the annual increase. The electricity increase was substantial, but unfortunately out of our hands.

Social

As previously stated, this Easter weekend festivities were a major success, and will hopefully become a tradition at Cormorant Bay.

Monthly meetings:

Kind regards Lastly, I would like to extend an invitation to any homeowner who would like to attend any of the monthly trustee meetings. The meetings are held at Cormorant Bay during the summer months on the first Saturday of every month at 08h00. During the winter, the meetings are held on the Rand in the evenings. Mr. Douglas Drysdale of Douglas Drysdale Real Estate is the managing agent of Cormorant Bay, and as such is also the official secretary of the Body Corporate. Should you wish to attend a meeting, please advise the managing agent in writing, together with the subject matter you wish to discuss. You will then be formally invited.

Johan Horn

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