

CORMORANT BAY NEWSLETTER

May – September 2010

Dear Cormorant Bay homeowner,

December is here now, and the facilities are looking great.

We would request you to have a great time and act responsibly over the festive season. Please always consider others during this time, this way we all have a good experience here.

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
Communication	Eric Hogan	eric.hogan@za.schindler.com

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 waterfront has been cleaned up and the tyres have been repaired. Various trees have been cut back, termites have been treated in various spots and we are continuously using Hormoban to try and kill broad leave weeds on the lawns. The heavy rains have made it difficult to maintain the roads, and have also caused further damage. Roy will be able to affect some repairs.

Addition Benches and some thatches will be put up for the users to have more shade, we are hoping to have this done before 16 Dec 2010.



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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 Rose bushes that have been removed due to worms and age will be replaced shortly to provide colour in the gardens, this has already been approved

The problem with children playing with the fire fighting equipment is ongoing. Members have now had fair warning. 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:

The Meeting discussed the complaint regarding the waterfront. Mr Rowe confirmed that rocks were protruding from the beach area and enquired as to whether a TLB could be hired to remove the rocks. The rocks were apparently much bigger than one could see. It was agreed to clean up the area as best as possible. It was also agreed that the tyres and wall that had fallen away should be repacked and stabilised.

Mechanical

The tractors had been returned and were operating.



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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.

In supporting Resolution 1, Mr Klaasen advised the Meeting that the introduction of electricity meters to record the consumption of each unit was a fairer way of recovering electricity usage on the property in that those members who had air-conditioners and under-floor heating would now pay the correct amount for their consumption each month. Following a number of questions, he advised the following:

- The meters would be housed outside the units in the distribution board situated throughout the complex. Mr Smeda would read the meters each month and the reading would be recorded on the monthly levy statements.
- Meters would be fitted to all buildings where electricity was consumed, including Mr Smeda's house. The estimated installation time would be 3 months.
- The Paving of the roads is still under investigation right now, the resolution was not passed yet

Social

As previously stated, this festive season is here, lets enjoy it

Monthly meetings:

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 08h30. 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.

Kind regards.

Eric Hogan



