

GAMHOA EXCO Information Session – 30th April 2022

Minutes of Meeting

- Welcome by the EXCO Chairman Antony Funston
- A special thanks was noted to Jonathan from the Thornhill Hotel who offered the venue and provided tea and coffee free of charge.
- Overview of the Agenda for the meeting presented:
 1. Address by Warrant Officer Rheeder from SAPS (Thornhill Protective Services).
 - Main areas of concern are Thornhill, Loerie and Gamtoos inland
 - Crimes mainly house break in's, not on the Farms, but houses and very sporadic.
 - Gamtoos mouth, very quiet over the past months.
 - In the past building contractors workers were the concern, as many did not have ID's or permission to work in the resort. It was suggested attention be paid to this and monitored frequently.
 - Retrieving camera footage from the Gamtoos gates takes time. He suggested MPR camera system to immediately detect registration plates and other specific information.
 - The Cell phone towers behind the resort have recently been broken into for the batteries. Both Smhart and the Police respond as needed.
 - He also suggested the perimeter fence be cleared to make it difficult for criminals to hide. Additionally, lighting should be placed on the fencing.
 - He suggested residents contact the police directly and not rely on other groups or subscribe to these groups.
 - Warrant Officer Rheeder gave his personal cell phone number in the event of crime or suspicious behaviors that want to be reported – 082 441 7921
 - WO Rheeder also advised not to leave scrap metal lying around, this is currently driving crime in the area.
 2. Overview of the EXCO and its functions including communication:
 - BOD is elected and voted for by the community annually at the AGM.
 - Their duties include:
 - Following Governing Documents, MOI, Rules, policies, etc.
 - Must enforce the rules consistently. This ensures the smooth operation of the resort.
 - Maintain common areas, roads, slipway, infrastructure.
 - Handle funds, budgets, collections, investments, etc.
 - To do this, the BOD elects and appoints an EXCO to assist them in their duties – under the direction of the Board. The EXCO are responsible for “running the operations”.
 - EXCO is responsible for:
 - Liaising with Operations Manager on activities and tasks
 - Managing spend to the budget for items allocated to them
 - Assisting in enforcing the rules and regulations
 - This is where the interaction with the residents is so important, to understand their views and input in managing the resort / association. It is important to get the residents input and ideas for improvement.
 - To achieve this, communication is important. The following communication channels are in place:

- Suggestions, improvement or complaints to be sent to Bellbuoy (Hennie) to ensure a record is kept and the EXCO (or applicable body) can action. It was requested to please utilize this channel to ensure the request can be addressed.
- E-mail and Newsletters – to share general communication. Residents requested to share stories, pictures, articles, etc. for publication. Always being cognizant of the privacy of others.
- Whatsapp Group (admin only) where important information can be shared. It was highlighted that an “open” whatsapp group achieves little and most residents are not interested in the personal views of others. It encourages banter that only negatively impacts the residents.
- It has also been requested that EXCO minutes be shared with residents. Going forward this will be done respecting privacy of personal information.

3. Introduction of the EXCO members:

- Antony Funston – Chairman
- Debbie Steele – Public Relations
- Tris Wooldridge – Environmental affairs
- Kobus Coertse – Slipway
- Callie Minnie – Engineering
- Riaan Senekal – Fire Fighting
- Ashley Stoltz – Community Centre
- Derek & Annelie Buitendag – Support on Community Centre
- Jacqui Crombie – Support on Community Centre
- Sanet Fourie – Secretary
- Vacant Portfolio’s – Security and Finance (Antony encouraged residents to volunteer if they felt they can add value in these areas. Applications will be provided to the BOD for appointment)

4. Issues being Dealt with. Exco shared the types of issues being dealt with and projects underway:

- Noise complaints, mainly from parties and pets. A good response received to date from most issues addressed with residents. The community can only function effectively based on a respect toward one another. This starts with each individual.
- Community center – only 1 of the 3 builders have quoted and the potential to develop a complete new purpose-built structure is an option. Handing over of this property to Gamhoa is also currently underway. Frustration was shared by the residents for the time it has taken for this process to be completed.
- Speed bumps – this is the most requested change received from residents. More investigation is required to determine:
 - Cost of the bumps. Callie shared the cost based on the quote received – equating to R96000 for 6 speed bumps. More quotes required.
 - Design – considering boat owners while still controlling speed
 - Location of the bumps to be effective – based on requests from residents.
- Slipway toilets and playground – first initial quotes obtained
- Environmental issues, Walkways over the dune and fire breaks:
 - Walkways over the dune will aggravate the erosion and environmental issues per feedback from Tris Wooldridge.
 - A fire emergency escape should be developed for emergency use only.

- A fire break around the resort will do little to stop a fire considering the distance a fire can jump – as experienced previously. The real issue is the alien vegetation that is returning on the sand dune and in the caravan park.
- Meetings have been arranged with Kouga and Fire Chief to deal with the immediate fire risk on the Boundary of phase 1 and the caravan park. A proposal to close this section off, will be made to Kouga.
- Tris also pointed residents to the home owners website on ways to deal with nuisance birds which are increasingly becoming a problem.

5. Feedback / Comments and questions from residents:

- Check up of builders employees ID tags and approval to work within Gamhoa to be enforced. Regular screening and checks to be done. To be discussed with Operations Manager / Archcom.
- Air B&B's how are tenants screened and can this be done in the event of issue that develop? To be reviewed and discussed.
- Illegal cloning of remotes and residents handing remotes to friends / tenants. A suggestion to install biometrics (fingerprint access) as opposed to remotes. This logic can also be used at the pedestrian gates. To be investigated
- Rubbish within the slipway and on the dunes increasing with more access to the slipway. Biometric controls could assist with this issue.
- Why are plots being completely cleared and all vegetation destroyed? How is this being allowed? Archcom to address this.
- How does a resident apply to have the lower level of a double story enclosed? This is to be channeled through Archcom and each case will be reviewed.
- Reports / complaints about residents running businesses from home. Please channel these complaints through Bellbuoy for specific action.
- Estate agent boards are cluttering the resort and should be removed during the week per any Municipal bylaws. To be discussed and investigated
- Building rubble and rubbish dumped on sidewalk for months. This is to be eliminated and actioned - again per bylaws of Kouga. To be discussed and actioned.
- Beach clean-up proposed – use this as a social event as well. Request permission to have vehicle access to remove rubbish collected to ease the process. To be planned.
- A note was made on the great hiking trails within Gamhoa. These have been neglected with numerous paths closed. Request Operations team to open these up.
- A request was made to paint the speedbumps outside Gamhoa which can now hardly be seen causing damage to vehicles. Forward the request to Kouga.
- A question was raised regarding the appointment of the new Operations Manager in 3 weeks' time with little communication on the topic or hand over process underway. Topic to be discussed with BOD
- A concern was raised regarding resident's title deeds and the fact that their erf's will reflect zero meters squared on the title deeds. The resident mentioned he has tried numerous times to get clarity from the BOD on this issue. To be shared with BOD's.
Note: as committed at the information sharing session, 2 x EXCO members immediately after the meeting checked their title deeds and both reflected the correct square meterage. Further clarity on this concern is needed.

Points raised via email prior the meeting:

- Water crisis – can boreholes be installed and what else is Gamhoa doing? To be reviewed and discussed.
- Fire breaks along the fence line and a new fence that is effective as a security fence. To be reviewed and discussed.
- Idea to build a visitors waiting area at the entrance gates to Gamhoa to avoid visitors blocking the entrance and reduce un-authorized entrance. To be reviewed and discussed.