

12 January 2009

## MONTEGO BAY NEWS LETTER

Dear Montego Bay Owners,

Trust all Montego Bay owners are well and ready to take on 2009 with a positive mindset!

Lets start with the bad news. We had two break-in incidents in December and on the night/morning of 11/12 January. In December the criminals entered the premises on the eastern side of MB from the squatter camp. The electric fence and razor wire was cut and removed. After investigation it seemed nothing was stolen. The last break-in attempt happened on the west side of MB where the boats are launched. Again the razor wire was cut. Items were stolen from boats lying in the water.

Kindly be advised that we are in the process of obtaining quotes from other security companies to fix all electrical problems on the security systems at MB as we are experiencing extremely poor service from William of Camera Vision. Marthinus du Toit is currently investigating our security problems at MB (systems, problem areas, etc) after which he will draw up a detailed report with all necessary information with regards to the problems as well as solutions for the problems. This report will be sent out to all owners before 7 February 2009.

Another point of concern is the fact that there are still owners that blatantly ignore the rules by keeping animals on the MB premises. Please note that this is strictly against the MB rules and regulations. We have to advise that should any animals be found on the premises after 31 January 2009 the owners will be penalised by means of a fine. We trust that owners with animals (except animals that are kept inside 24 hours of the day and not a nuisance to neighbours) will find a new home for their animals on or before 31 January 2009. Thereafter fines will be issued and the animals will be removed from the premises in a legal manner.

Please be advised that the calculations and the alterations of the PQ's of MB was done and are currently with Yenzani for final checking. As soon as Yenzani checked the figures and confirmed that all is in order, this document will also be sent out to all owners.

With regards to feedback on the voting letter for the staircase, kindly note 15 owners voted. 8 of the votes were for the stairway and 7 against the stairway. Due to the 7 votes against the building of the stairway, the owner will unfortunately not be allowed to proceed with this alteration.

I had numerous complaints with regards to the state of our garbage area. Some people just dump their garbage anywhere inside of the garbage area and not in the **huge** container in the area. All garbage is to be dumped into the container and not next to it. Please, we need the co-operation of everybody at MB to keep that area as clean as possible.

Japie Alberts had a meeting with the SAPS on 2 January with regards to the removal of the squatters next to MB. One of the trustees, Kevin Butler, joined Japie for this meeting. Below is a short report of the discussions at this meeting.

### Japie's Report:

Step 1: Involve Councilors - Morne More

- Briel

Step 2: Obtain a Peace Order against the owner of the land (Naas Grimbeeck). This needs to be arranged with the Senior Public Prosecutor in Brits (012) 252-3223. Sergeant Elmar Terblanche said that we could contact him whenever we need him 082-568-4480. My suggestion is that the Body Corporate picks up the ropes where I left it before the evictions that would have taken place in November 2008. I was told by one of the senior SAPS members that the owner of the land can have them removed by obtaining a Court Order.

Regards,

*Japie Alberts*

The squatter issue will be discussed at the next meeting.

### **ONCE AGAIN, PLEASE READ:**

As mentioned in the previous newsletter - kindly take note of the following **IMPORTANT** rules/regulations:-

1. No dogs or cats are allowed on the premises of Montego Bay. If you do have animals, please note that this is not allowed at all. You need to make urgent arrangements for a new home for them. (No animals are allowed on common property. If someone keeps his animal indoors the body corporate cannot do anything **unless** the animal is a nuisance).
2. Kindly keep the children out of the garden beds.
3. Kindly keep your neighbours in mind when entertaining guests at your unit or at the Stefan's Plekkie or anywhere on the premises. Keep the music and noise down. Especially in the evenings.
4. When there is a problem with the electronic gate and its needs to be opened manually it is the responsibility of each owner/visitor to close the gate manually after entrance or exit. The gate should not stay open at any time of the day or night.
5. Please do not open the gate for anyone unless it is people you know. No matter what they tell you. (Example: "We are friends or family of Mr X in Unit 00, but they are not here to open the gate.....")
6. No driving on the grass allowed.
7. Skipper's licenses and boat COF will be enforced as of 1 March 2009. Body Corporate will be held liable if the above is not adhered to.
8. Kindly drive very slowly when entering or exiting the Montego Bay premises. We all have children playing on the premises and we would like to keep our kids safe. Please be on the look out for our children.

9. Should anyone have a problem with anything or anybody - please do not approach him/her personally. You can contact one of the trustees who will be responsible for sorting out your problem/issue or contact Yenzani directly.

Should you have any queries, questions, comments or news, please feel free to contact me preferably via email at [ronelbrink@vodamail.co.za](mailto:ronelbrink@vodamail.co.za)

I would like to wish everybody a blessed and peaceful 2009!

God bless!

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