



BEACH ESTATE

ST HELENA BAY

HOME OWNERS ASSOCIATION

CONTRACTORS MEETING NOVEMBER 2020

Dear Contractor

I thank those of you who took the trouble to join us for an informal discussion on issues relevant at Sandy Point Beach Estate on Tuesday 17th November.

I summarise our discussions as follows:

1. REGISTRATIONS:

Kevin suggested that our admin office can contact each contractor annually to update their registration files in order to minimise the paperwork when builders are contracted to build on a particular site. After some discussion, the group felt that each builder can manage their paperwork requirements as and when needed to provide to the HOA for registration.

2. SECURITY:

Kevin explained the Estates plan to implement traffic monitoring measures and that identity bibs were proposed. The group explained the problems with bibs and the unreliability thereof which made sense. As an alternative it was suggested that the contractors keep their staff on site so that any pedestrian traffic outside of their sites could be reasonably identified by the security as unauthorised and attend to them accordingly.

3. ROADS:

Kevin informed the group that the HOA was undertaking a road repair program and that certain measures needed to be implemented to assist in looking after the condition of the roads. After some discussion, the group agreed that they would assist in monitoring their supplier's delivery vehicles to limit any damage. Kevin would issue a notice to the builders outlining the precautions and measures to be taken and the group would in turn notify their supplier group.

4. SITE MAINTENANCE:

Kevin discussed the requirement of all sites to host a skip for rubble and a sealing refuse bin for paper and litter. It was agreed that such items would remain on site until all external work had been completed (including driveway paving and painting) and a site inspection had been done by Kevin and Leonard.

5. BUILDING HOURS:

Kevin notified the group of the building hours to be adhered to in the Estate as such:

- Weekdays 7am – 6pm
- Saturdays 8am – 1pm
- Sundays - None
- Public holidays including long weekends – None

The group raised an issue of concern relating to the plastering of unusually long walls and large floor topping. In these cases, the ability to plaster such walls in one day or screed large floors was extremely difficult. This often resulted in a fracture/join in the plaster or floor casting which posed future cracking problems. The plastering of such walls and screeding of floors were not an everyday occurrence, but where it did, they requested permission to complete the plastering of such walls the same day. The time extension may be until 7 or 8pm. One contractor stated that he had discussed this issue with the neighbour who understood and consented to allow it for a day or so

After some discussion, with agreement from Barney and Chris as Trustees present, it was decided that on such occasions, they need to notify management as well as the neighbour and obtain agreement before commencing.

Kevin notified the group of the holiday closures which are as follows:

Closure – 5pm, 18th December 2020

Opening – 7am 11 January 2021

16th Public holiday – no work allowed.

If you have any queries or suggestions please don't hesitate to email them to Kevin at locomotionmedia@twomoons.co.za or to Elizabeth at sandypointbeachestate.hoa@gmail.com and we will address them as soon as we are able.

Stay safe and stay healthy

Regards from the Managers Desk