



Newsletter – March 2019



Trustees and positions held as at 31 March 2019

Attie Vorster	Chairman
Connie Oleastro	Finance
Kuvasen Moodley	Security, Safety
Johan Nel Morne Smith	Utilities, Maintenance and Service Contracts
Rajeshri Govender	Cleaning & Gardens
Jeanette Thyse	Managing Agent

FINANCE:

- Clavadel is performing well to budget for the period Jun 2018 to Feb 2019.
- Electricity savings is the main cause of the positive variance.
- This might change with winter approaching and the expected increase in electricity rates.

FEBRUARY 2019	YTD	BUDGET	Variance
Income	2 011 674	1 994 896	16 778
Expenses			
Admin and other	943 295	1 105 216	- 161 921
Gardening/Cleaning/Launching	378 203	429 192	- 50 989
Repairs & Maintenance	235 503	289 840	- 54 337
Staff Costs	197 104	145 344	51 760
Expenses	1 754 105	1 969 592	- 215 487
Net Income before Tax	257 570	25 304	232 266

- In February, the gardening, cleaning and launching services were done in house.
- Clavadel now employs 8 (eight) full time employees.
- Staff transition took place smoothly.
- Assets below were purchased for the gardens.

Garden Equipment			
Scholings Industrial CC	Lawnmower Prof Honda GXV160 5.5HP	2019/02/06	9 800
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Scholings Industrial CC	Bushcutter Stihl FS280	2019/02/06	6 695
Scholings Industrial CC	Trimmer Stihl Hedge HS45 450mm	2019/02/06	2 795
Scholings Industrial CC	Blower Stihl BR 420 Backpack	2019/02/06	5 595
Supreme mower man	Unicorn 750 mower with Kohler CH440 Engine	2019/02/21	24 035
			58 720



SECURITY:

Project to improve the security was initiated.

First stage was to ensure that the complex has adequate camera coverage. Site study was conducted, vulnerable points have been identified and a costing has been completed to install additional cameras to cover these points.

Second stage was to upgrade access to visitors.

In the event that the security needs to be contacted, the details can be obtained from the gate.

Maintenance on the security system has taken place. The software has been upgraded to the latest version. White cards were deactivated in the process and will be re-issued on request.

We want to build a safe environment for our community at Clavadel. A Breathalyzer was purchased by the Trustees in order to have our staff tested daily prior to commencing work. Our Chairman took the time to properly instruct the staff on how and when they will be tested and the consequences of a negative result. Photo's provided by Rajeshri.



PLEASE TAKE NOTE THAT THERE IS A “OFF LOAD ONLY - NO PARKING” BIG SIGN AT THE LAPA, RESIDENTS OF CLAVADEL, PLEASE ADHERE THERETO.

Kindly remember, Security is the responsibility of all the residents, if you see something wrong, address it immediately to allow for corrective action to take place.

MAINTENANCE WORK CARRIED OUT:

- Tennis Court is in a bad state. We are still struggling to get hold of the contractor that did the work to come and fix his poor workmanship. Please be patient, it will be sorted out.
- Plans to upgrade swimming pool area on cards. Work will commence in due time.
- New compost bin will be erected at the back of boathouse, golf course side.



GENERAL:



- ONLY park on demarcated parking's.
- Long term parking of trailers and jet skis are not allowed.
- Contact Jeanette to enquire about boathouses for rent.

The restrooms at river are there for everybody's use.

PLEASE KEEP IT CLEAN.

Use the toilets to do your business and not floors.



- There are still dogs running around in the complex.
- Please ensure that your dog/s is on a leash at all times.
- Dogs running around are a risk to themselves, people and vehicles.
- Failure thereof will result in a fine being charged to the owner.

REMEMBER: All minutes of meetings are posted on website



PLEASE FORWARD ALL YOUR CONSTRUCTIVE TIPS ON IMPROVEMENTS TO CLAVADEL TO CLAVADELACCS@GMAIL.COM