

# CARIBBEAN QUARTERLY



Our aim is to entrench CBC as the No.1 choice for the ultimate lifestyle Estate and to make our Estate the envy of many non-residents !

EASTER EDITION 2011

15 APRIL 2011

## LETTER FROM THE CHAIRMAN



Dear Members

It's holiday time again and we hope that you will enjoy a peaceful and fun-filled vacation with us!

The Board would like to thank Willie Stander and Mark Badler for their efforts as Directors and wish them the best in their future endeavours.

A Scrutiny and an Election Committee will improve transparency and professionalism in the handling of Estate affairs.

However, to really make things work, we need you to participate and give some of your time.

If you have the necessary skills and background to stand for nomination as a Director or as a committee member we would love to hear from you.

Thank you to my fellow Board members and home owners for their continued support.

Regards  
Julie Ingram

### INSIDE THIS ISSUE:

MARINA	2
WATER & ELECTRICITY	2
BUILDING & AESTHETICS	2
SECURITY	3
HR&COMMUNICATION	3
GOLF	4
PRENTEC	4
FINANCE	4
RESTAURANT	4

## Easter Entertainment

16-17 April	Sat/Sun	Golf: Club Champs	07h00
22nd April	Friday	Carvery Lunch @ Harbourview (Bookings Essential)	12h30
23-24 April	Sat/Sun	Golf: Easter Classic	07h00
23rd Apr	Sat	Egg decoration & Sand Art 4 kids	10h00
23rd Apr	Sat	Teens Round Robin Pool Challenge	19h30
23rd Apr	Sat	Easter Party	19h00
24th April	Sunday	Church Service @ gazebo	06h15
24th Apr	Sunday	Easter Egg & Treasure Hunt	12h00
24th Apr	Sunday	Bingo	17h30
27th Apr	Wed	Prawn & T-bone special @ Harbourview	18h30
29th Apr	Fri	Live Entertainment @ Harbourview	18h30



## MARINA UPDATE

### Boat Locker storage

Upon recommendation from the CBC insurance brokers, we wish to advise all boat locker owners that under no circumstances are locker owners allowed to store fuel or any other flammable substance in the boat locker, as this poses a very serious safety risk.

CBCHOA advises all skippers to have their updated COC and COF documentation readily available on their person or in their vessel at all times. CBCHOA will no longer police any skipper or vessel documentation.



### Wash bay Disclaimer

All boats are washed, moved and parked at the owner's risk.

### Sticker time!

Collect your 2011 boat, car, trailer and golf cart stickers from the Office.



## WATER & ELECTRICITY UPDATE



Municipal water is pumped into the old purification plant in Schoemansville, which has been outstripped of its capacity.

Rand Water Board is connecting to South side of Harties which will reduce the load placed on the Plant. The upgrade to chlorine capacity at the end of January ensures cleaner water... for now.

Since property developments in Madibeng are on hold, new water & electricity solutions have to be investigated. CBC can get water from the Dam, the Borehole and the Municipality. We are testing all 3 options. The cost of our own Purification Plant could vary up to R2.5 mil. The Committee has identified that 2-4 days of water storage need to be retained. Costs are being evaluated and the options will be presented at the 2011 AGM in August.

CBC is a **REGISTERED ELECTRICITY RESELLER** and each home is metered **individually** and billed separately. Only **ESKOM approved** tariffs are reflected on accounts and CBC retains the benefit of purchasing electricity at the bulk price.



### NERSA approved tariffs for 2010/2011:

- Eskom fixed residential rate = **83.74c** / kwh (excl. VAT)
- City of Tshwane rate (Pecanwood & Kosmos) = **88.3c** / kwh (excl. VAT)

Eskom has the right to disconnect the electricity supply to any premises if any of these regulations/by-laws are contravened.

## BUILDING & AESTHETICS UPDATE



The Building & Aesthetics Committee would like to remind all home owners to submit all building plans for alterations, carports, patio extensions and the like to the Office for approval

before any building activity commences. Thereafter, a stamp of approval must be obtained from the Madibeng Local Council.

Only after the Building & Aesthetics Committee and the Local Council have approved the plans, will the owner be granted written consent to commence with building and/or alterations.

We urge all home owners who wish to build or alter existing buildings to familiarize themselves with the Estate's Architectural Guidelines, which are available from the Office.



## ANIMALS



*Nigel*, a baby croc of 1.5m was spotted in the reeds just off the 1st tee box one Sunday morning. Snake & Animal Park confirmed that there are crocs in the dam and urged all skiers to use the water cautiously.



### *Meet Dennis the Menace*

Dennis is a rogue vervet monkey who has relieved many of our home owners of the contents of their fruit bowls. We are in contact with animal control, who recommended using rubber snakes or pictures of tigers in windows to deter him.

## SECURITY UPDATE

### Domestic worker registration

Home owners must register workers for the days on which they work at a specific address.

Should a worker work at more than one home on various days, **every individual home owner** who employs the worker must register the worker at the Office in order for details to be captured accurately on the home owner's file.

All workers require an access card to enter and exit the Estate. Cards are available at a cost of R50 per card, and will be programmed according to information verified by the home owner.

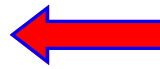
Access cards for workers will only be issued to the home owner, not to the workers themselves.

**IMPORTANT NUMBERS:**  
 Security Gate: 012 244 1299  
 Martinus Snyman: 082 378 7213  
 Armed Response: 082 442 0703

### Updating of Home Owner Details

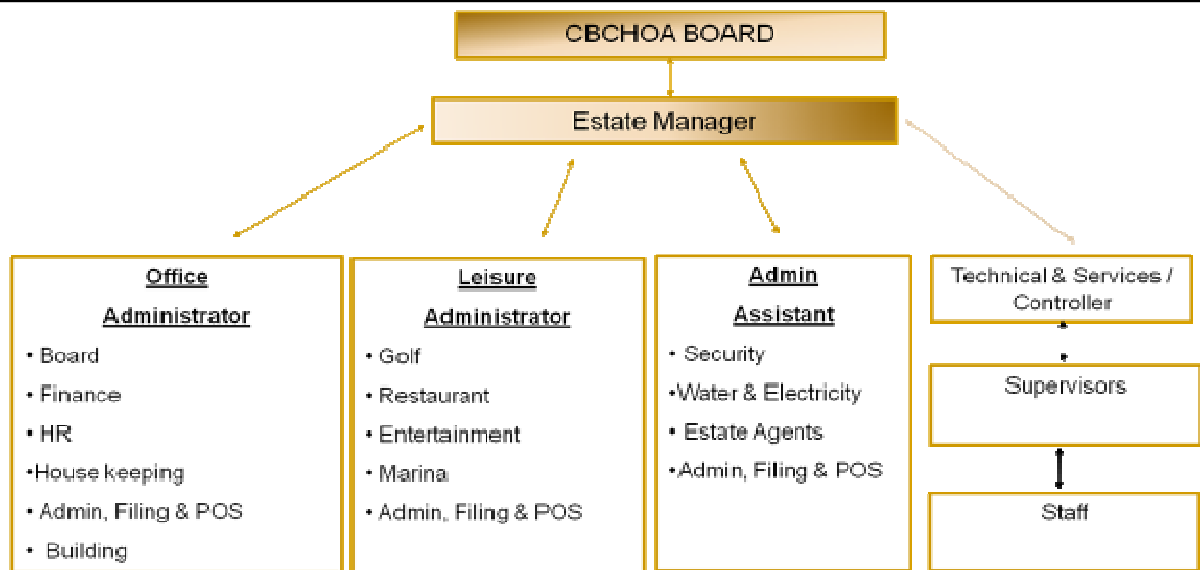
Antoinette is updating our home owner database. She will be calling and emailing you to verify your information. Kindly complete the form and return to her in the Office.

The CBC Quarterly is now offering all residents an opportunity to advertise in this newsletter. Ad size: 100mm x 100mm. Price: **R50 per ad per edition**. Send your submissions to [adele@caribbeanbeach.co.za](mailto:adele@caribbeanbeach.co.za)



# Advertise here

## HR UPDATE



### The following 2 vacancies were advertised internally and in various publications:

- Estate Manager Closing date 18.04.2011
- Administration Assistant Closing date 07.04.2011

The vacancy of Technical Services Controller will be advertised at the end of April and we hope to have all the vacancies filled soon.

The Board is forming a selection panel to review the applicants' CV's for the position of Estate Manager. This panel will consist of three (3) home owners who will also interview the short-listed candidates.

Home owners who have experience or are currently involved in recruitment are invited to send us their CV's and a letter of motivation to serve on the Committee. Applications must be reach us by 20 April 2011.

### Communications Committee—Editor's Note

We hope that you find our newsletters informative and relevant. Please let us know if you have any content that you'd like us to include in future "Quarterly" editions. We encourage you to submit and share information by e-mailing the information to [alyson@caribbeanbeach.co.za](mailto:alyson@caribbeanbeach.co.za) or [adele@caribbeanbeach.co.za](mailto:adele@caribbeanbeach.co.za) or hand them in at the Office.

**Queries? Complaints? Compliments?** Direct them to the Office—012 244 3000 or email [alyson@caribbeanbeach.co.za](mailto:alyson@caribbeanbeach.co.za) or [adele@caribbeanbeach.co.za](mailto:adele@caribbeanbeach.co.za). Should the matter not be resolved to your satisfaction, kindly direct the query to the relevant Representative Director.

## GOLF UPDATE

**Congratulations**



**BOERTJIES!**



Captain's Cup Winner  
Ian Young, well done!

**Club champs  
16-17 April 2011**

Tournament Fee  
R400-00 per  
player

**Easter Classic**

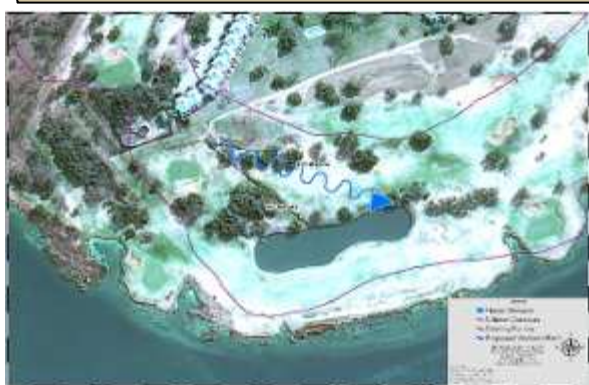


23 & 24 April — R450 pp  
Entries close 8 April

Format: **Better Ball Stableford**



## PRENTEC UPDATE



The Prentec and Golf Committee is currently investigating options for wetland creation on the golf course (left).

Natural processes have always cleansed water as it flows through rivers, lakes, streams, and wetlands. In the last several decades, systems have been constructed to use some of these processes for water quality improvement. The construction of a wetland will not only make CBC more environmentally friendly, but also contribute hugely to improving our water quality. One of the most common applications of constructed wetlands has been the treatment of primary or secondary domestic sewage effluent and CBC hopes to utilize a wetland to improve the effluent quality from the Prentec Plant.

## FINANCE UPDATE

The Budgets are aligned with CBC's financial year end, which is on 28 February. The budgets for 2011/2012 were approved at the EGM held on 19 March 2011. A zero-based budgeting approach was adopted, especially regarding control of variable costs and new Capex items. The minutes of the EGM is available on the CBC website: [www.caribbeanbeach.co.za](http://www.caribbeanbeach.co.za) or from the Office.

Our target remains a cash reserve contingency of 3 months' levy cover.



**The Finance Committee is committed to total transparency as stipulated in the financial policy of CBCHOA.**

## RESTAURANT UPDATE

**Please note that no dogs are allowed in the clubhouse, the restaurant or on the patio.**

The Restaurant Committee is currently reviewing the smoking section of the restaurant in order to be compliant with smoking laws.

**Easter Friday Lunch Carvery R100 p.p.**

**Easter Sat - PARTY!**

**Easter Sunday Lunch Buffet**

**Easter Monday Brunch Buffet**

**Thu 28 April High Tea at Three**

**Mother's Day Lunch 8 May**

**Welcome**

New chef Vincent! Look out for interesting combinations and new menu items...



**Your comments**

Plans for the new "Dining and Sports Lounge" will be available for your comments and suggestions by Easter weekend

**Call Carine on 071 699 5356 to book for all the events!**



PORTFOLIO DIRECTORS



**Jurie Ingram**  
**Chairman**



**Brian**  
**Sinclair**

*Marina  
H2O&Electricity*



**Lynne**  
**Hetherington**

*Restaurant  
& Entertainment*



**Allan**  
**Richards**

*Golf &  
Building*



**Pieter**  
**Kritzinger**

*Finance &  
Prentec*



**Grant**  
**Matthews**

*Cotton Club*



**Tom**  
**Pietrzak**

*Turtle Creek*



**Fanie**  
**Cronje**

*Security*