



Newsletter - September 2015

We start this newsletter by advising you that the **Westmoorings Gardens Ltd. Annual General Meeting** will take place on **Saturday 7 November 2015** in front of the Office, (Eastern side of "Windsurf Park") starting at 9.30 A.M.

This is your opportunity to "have a say" in your development so we appeal to you to join us in our efforts to make our neighbourhood a cleaner, greener, safer and more enjoyable space to share.

Any improvement to our community as a whole increases our property values.

We therefore urge you to make every effort to attend the Annual Meeting.

In this newsletter an update on the activities of the Board of Directors of Westmoorings Gardens Ltd.

MAINTENANCE AND BEAUTIFICATION

Since our last newsletter of October 2014, the Board of Directors has been trying to beautify and maintain all the "Open Spaces" under our control. We have fenced in the area near the sea ("Seaside Park") as a security measure as a number of undesirables were frequenting this area and making life extremely unpleasant for the Residents. Still one of our major concerns is that dog owners use the seaside park and do not clean their dog litter, making it extremely unsanitary for other users, especially those with small children.

Our maintenance man has been doing a good job of using the riding mower to cut "Windsurf Park" and the road reserve in front of the entrance to the "Seaside Park". He has also been "weed whacking" the open area next to the WASA pumping station, the entrance to Westmoorings and also the "Seaside Park".

TENNIS COURT

The repairs to the tennis courts have progressed to the point of having one court refurbished and we are in the process of getting expert guidance to repair/refurbish the second court. With the advice and guidance of the engineer, it is hoped that the repairs would be completed within the next six weeks.

PLAY PARK

All the "Play Park" equipment has been repainted and refurbished. The Manager is presently negotiating with one of our larger conglomerates to sponsor some additional equipment that we feel is necessary.

STREET PAVING

After many requests, letters, telephone calls and visits to the various Government Offices, the roads in Westmoorings By The Sea were paved. This was done in two stages, the first being to pave Westmoorings Boulevard, Buccaneer Drive and all associated cul-de-sacs. This was done around March? The second part of the exercise, to repave all the remaining

roads, was completed in June/July. The contractor gave us additional speed humps, painted the humps and also the road edges.

STREET SIGNS

The next big exercise that is scheduled is the replacing of all the street signs. Suitable signage companies are being approached to provide quotes.

FIRE HYDRANTS

The problem with the replacement of the fire hydrants should be rectified shortly as we now have the evidence that initial approval was in fact given by the Fire Services. Their reluctance was that no records were found to indicate that approval was requested or obtained for the development from the Fire Services. Assurances have been given that repairs have been completed on some of the hydrants but there are not enough hydrants in stock to replace the unserviceable ones in our area. It is hoped that this exercise will be completed by the end of this year.

ROUNDABOUT

The roundabout contract has been signed and Guardian General have trimmed the palms and planted new plants. It is no longer the eye sore at the entrance to Westmoorings by the Sea!

USE AND PROTECTION OF THE PARK

Negotiations have been concluded with Maple Leaf School to utilize "Windsurf Park" for their students. At this time, they use the Park approximately three days per week, during the hours of 10 A.M. and 1 P.M.

Over the last few years, people have occasionally driven onto "Windsurf Park" and done wheelies thereby damaging the grass and putting ruts in the surface. Management decided earlier this year to purchase large stones, hopefully to prevent a reoccurrence.

OFFICE BUILDING

The Office Building which comprises of an Office, Ladies/Men's Toilets and a store-room has been completed and we now await the water and sewer connection. As the building was not built to the original design which incorporated a covered pavilion, WGL now has to construct a 26'x26' concrete slab as an interim measure. The board has plans for a covered pavilion and these funds will be pursued in 2016. In the meantime, any resident who wishes to rent the facilities will have to rent a tent at their expense.

DRAIN COVERS

The board has also had to take over the responsibility of replacing all the broken and rotten concrete drain covers on all drains. The network of drains stretch from Coral Court in the West to Dolphin Court in the South.

BOARD MEETINGS & FEE COLLECTION

The Board of Directors of Westmoorings Gardens Limited tries to have a meeting every six weeks to discuss and try to resolve all the issues associated with a development of this size. Because Westmoorings Gardens Ltd was not functioning properly for a number of years, the job of bringing the area back up to what it was previously has been extremely difficult and costly. In order to be able to continue with all our plans and objectives, we are asking all the Owners (whether as owners of lots or properties in the respective Service companies) to pay their annual lease rent and maintenance charges. These are legal obligations contained in the leases and failure to pay could lead to legal proceedings being undertaken.

SECURITY

Once again we ask all owners who are Essentia customers, that if any potential security issue is observed, to please call them. Their numbers are: 299-0246 or 222-5363. To all others, security is becoming more of a challenge in today's world and we once again ask that you consider joining with Essentia as they continue to provide a mobile service for our community.

WEBSITE

We ask all owners/residents go to our web-site www.westmooringsbythesea.com to view the changes/pictures etc. including the Audited Accounts for 2014, together with the "Statement of Certification of Maintenance Operations".

A BRIEF REPORT FROM SOME OF THE SERVICE COMPANIES.

ADMIRAL COURT

On September 30th, Admiral Court held their AGM. The outgoing board consisted of David Khal, Chandru Chatlani and Christian Uhre. The newly elected board consisting of Lenore Dorsett, Roger Flook, David Khal, Chandru Chatlani, Steven Aqvi and Christian Uhre will meet in the near future to elect a Chairman, Secretary and to firm up the direction going forward. Several issues were discussed including updating the residents listing and payment of outstanding balances. The atmosphere at the meeting was very positive and the attendees all seem keen to get involved at some level.

SCHOONER COURT

Schooner Court Limited Review: 2014-2015

The present Directors are:

- Lloyd de Suze
- Richard Gordon
- Jacqueline Tang Yuk

Activities completed by Schooner Court Limited (SCL) during 2014/2015:

1. Issue of invoices for service charges and lease rent to owners.
2. Collection of fees. Many owners have been un-responsive.
3. Regular maintenance of the common green area between Caspian Cove North and Caspian Cove South.
4. Annual Company returns have been registered up to May, 2015
5. Audited accounts for years 2006 to 2014 were prepared by our appointed accountant, R.S Barbola &Co.
6. Statements of Arrears 2006 to 2014 for each owner were prepared by our appointed accountant.
7. Settlement of services charges to Westmoorings Gardens Limited up to 2014.
8. Settlement of consultant fees to our accountant.
9. Establishment of an electronic data base of property owners of SCL and an email address. Information is disseminated to home owners via email.

Tasks to be undertaken before end of 2015:

1. Issue of updated invoices to each owner and undertake a collection drive.
2. Settlement of service charges (2015) to Westmoorings Gardens Limited
3. Convene an informal meeting with owners to provide an update of the present workings of SCL and seek volunteers for a new board of directors and a working committee
4. Hold an Annual General Meeting / elect a new board of directors

5. Establish a budget for 2016

The management of Schooner Court Limited has been operating with virtually no assistance from volunteer town house owners throughout the past few years. The main focus of the present management during the two past years was to regularize the financial records of SCL.

The current management is appealing to owners to volunteer for service as a director or to assist in other areas.

THE WESTERN KEYS

The Western Keys community continues to benefit directly from the inherent synergistic relationship with Westmoorings Gardens Ltd (WGL).

Our three cul de sacs were paved in June due to the tireless efforts of the WGL Manager, Robert Date. You may not be aware but that alone has yielded significant savings to the Western Keys given that the cost to maintain these three cul de sacs is the sole financial responsibility of the Western Keys. The Managers commitment to upgrading and beautifying our community at large and in this case has saved the Western Keys Ltd.in excess of \$500k.

The Manager also surveyed the concrete covers over the box drain network running along Windsurf Road East and replaced all the damaged and broken concrete covers, making our area safer for all pedestrians who traverse along the path.

The glass and plastic recycling location just North-East of the Western keys constantly suffers the effects of irresponsible persons who continue to despoil that location. Garbage and unwanted household items are dumped there at will, as well as glass bottles for recycling are also dumped at the side of the designated bin instead of placing the bottles into the bin. WGL maintenance employee is constantly clearing this area.

CORAL COURT

Coral Court celebrated their 33rd anniversary this year! They are currently up to date with their monthly maintenance fees and the annual returns and financials for 2014-2015. Meetings are organized quarterly to discuss any problems and to share updates about Coral Court. At their last annual general meeting there were some new additions to their board of directors. Having a property manager has been very beneficial to them. She also attends the meetings and has been responsible for the day to day operations of this service company since 2007.