

Westmoorings Gardens Ltd. Chairman's Report for 2019/2020

Greetings to my fellow neighbours. I hope everyone is in good health and taking all the necessary precautions during the pandemic, Covid-19, to remain safe. During these uncertain times, we felt it important to continue with our Annual General Meeting albeit different, as we view communication with our homeowners as important.

It is my pleasure to report of our activities for 2019/2020. We note, with Covid-19 this year we were restricted in some of our planned projects. However, we focused on our ongoing maintenance and security which we felt was most important for our homeowners which we will report on as follows:

Security

Gating the Neighbourhood – We continue to actively explore this initiative with our neighbouring communities through the assistance of a Traffic and Transportation Engineer. To this end we completed a topographical survey for the Engineer in January 2020. At our last meeting with the Engineer, he advised us that he felt we needed to pursue the Bayshore initiative with the Ministry of Works and Transport, Traffic Management Division first. He is of the opinion, that this is key to getting approval to gate our neighbourhood via the roundabout. The Engineer is currently pursuing the Bayshore initiative on our behalf.

Cameras – All the cameras and equipment associated with our security system were serviced in August 2020 and are fully operational. Our camera system continues to assist the homeowners and police with their investigations into criminal activities. Despite this, we are exploring upgrading the cameras at the entrance for better night vision.

Lighting – We continue to look for avenues to enhance our lighting in the neighbourhood at nights to reduce the risk of attacks/holdups to the homeowners. With this in mind, we installed 2 solar dusk to dawn lights in September 2020 on the western side of windsurf park. Once these work well, it is our intention to install a couple more to brighten up the western side of the park. Additionally, we have applied for a new electricity connection for the western side of the park which will provide us with more options.

We reported 18 streetlights during the reporting period and followed up with T&TEC for restoration.

Networking - We continue to build relationships with other neighbouring homeowners' associations and the police as we sort to reduce crime in our neighbourhoods.

Common Area Maintenance

Our common area maintenance is a key component of our operations, the following were completed:

- **Parks, Vacant Land and Grass Verges:**

Parks, vacant land by WASA and Grass Verges - Our maintenance staff cut/mow these areas every two weeks during the rainy season and every 3 weeks during the dry season.

Vacant land by WASA – We are pleased to advise that after many years of liaising with the authorities to remove the silt that was placed on the vacant land when the river was dredged, we were successful. In the third quarter of 2019 we got the Diego Martin Regional Corporation to remove a bit of the silt and in the first quarter of 2020 the Ministry of Works and Transport removed the rest and flattened the land.

- **Main Entrance to our Neighbourhood:**
This area is cleaned/grass cut every two weeks during the rainy season and every 3 weeks during the dry season. This year, during the second quarter we power washed the outer walls at the main entrance and the pavements.
- **Drain Covers:** As part of our preventative maintenance we replaced 27 defective concrete drain covers on Westmoorings Boulevard with new ones.
- **Roads:** We continue to follow up with the Diego Martin Regional Corporation to repair the potholes/depressions on our roads without any success. In the interim we have been able to repair a few potholes on our own with cold mix.
- **Cleaning of Drains:** We were successful in getting the Diego Martin Regional Corporation to clean the open drains on Windsurf Road West and Buccaneer Drive in the 3rd quarter of 2020. The maintenance staff continues to clean the drains that they could access, this was completed in the last quarter of 2019 and the first quarter of 2020.
- **Water Leaks:** We continue to maintain good relations with WASA personnel. We have reported several leaks and successfully followed up for repairs. This year, 2020, has been a challenge in the timeliness of the repairs due to Covid-19 and WASA limited resources.

Leaks are an ongoing battle in our neighbourhood as our pipes are old. We encourage homeowners with leaks to report the matter to WASA and inform the office of the reference number for us to network with WASA for restoration.

- **Playparks:** All the playpark equipment was repainted in the second quarter of 2020.
- **Tree Cutting:** Tree cutting exercise was completed in the first quarter of 2020 in Windsurf Park. We also, assisted one of our service companies, Schooner Court to remove trees and restore their park for their homeowners' use.
- **Signage:** We assisted two service companies, Dolphin Court and Schooner Court with signage for their townhouses, this was completed in the second quarter of 2020.
- **Networking:** We continue to communicate and develop relationships with the relevant authorities to assist our neighbourhood with leaks, sewerage, drainage, fire hydrants, garbage, cuttings, rodents, mosquitoes, recycling items, etc.

Sewerage - We note, at our last AGM, we were having a sewerage issue in the area, this matter was subsequently resolved. We acknowledge one of our board members, Robert Camps for his intervention in this matter. Coming out of this incident we have forged connections with personnel from the WASA Sewerage Station who we continue to liaise with when issues arise.

Rodents - The Diego Martin Regional Corporation visited the area in Nov 2019 and July 2020 at our request to treat the neighbourhood for rodents.

Bush Cuttings – Collections of cuttings continue to be a challenge for our association. The homeowners are not always adhering to the issued guidelines by the Diego Martin Regional Corporation who are responsible for collection. On numerous occasions, homeowners leave their cuttings in front of the vacant

lands on Windsurf Road East and on verges of common areas, this tantamount to dumping and is a fineable offence under the Litter Prevention Act.

We take this opportunity to remind homeowners that 8 normal size bags of cuttings are allowed per household for collection by the bush truck. Also, cuttings should be put out on Wednesdays for collections on Thursdays. Household/Bulky items are not to be put out for the bush truck, instead contact the Diego Martin Regional Corporation, Public Health Department at 632-0713/6459 to make collection arrangement.

Recycling: Keeping the recycling area clean continues to be a challenge for us. The area continues to be used as a dumping ground for garbage, household items, meat, fish, etc. making the area very unsightly not to mention unhealthy for all. We are encouraging all homeowners to use the area for what it is designated for, recycling. Also, to follow the instructions on the bins when recycling your glass and plastics.

Finance/Corporate Responsibility

All our statutory obligations are met and are up to date. Audited financials for 2019, filing of corporate tax and company annual return were completed in the second quarter of 2020. Green Fund and employee's obligations are paid as required and are up to date. Also, our auditors are currently in the process of finalizing the registration of our company as a Non-Profit Organisation in keeping with the Non-Profit Organisations Act, 2019.

We continued to use R. S. Baboolal and Co for audited services as we are satisfied with their service and level of professionalism. We recommend that we continue to use R. S. Baboolal and Co for 2020 audit.

On the collections of homeowners' lease rent and service charge, we are pleased to advise that homeowners have been paying their fees. As at 30/09/2020, 9% (14) of lot owners still have to pay for 2020 with 0.59% (1) one person owing for 2019 and 2020. The service companies (townhouses/duplexes) have also been paying their fees. Out of the 9 service companies, 2 are forecasted to have a balance carried over as at the end of this year 2020, we note though the balance has been reducing year on year.

We continue to assist a couple of our service companies, Dolphin Court and Schooner Court with their accounting and collections. Our expenses are managed, and we operate within our budget.

Social Event

We, in conjunction with a few mothers in the area hosted our 3rd successful Santa Party for the children in our neighbourhood and their friends. This is a much-anticipated event and we know that it would be missed this year with Covid-19. We look forward to resuming this event when it is safe for all.

On behalf of the Board of Directors and I we thank you, the homeowners for your continued support in assisting us to make our community a safe one and a neighbourhood to be proud of. Also, thank you to the Directors who continue to work tirelessly to drive this organization. In closing, I urge everyone to continue to follow the public health protocols for Covid-19 and to take personal responsibility for you and your loved ones' health and safety. The Board of Directors and myself look forward to continuing good relations with all homeowners as we work together to continue uplifting our neighbourhood.