

August 2021



The 2021 AGM

At a board meeting on the 4th of August the decision was taken to postpone the AGM until we can effectively conduct the meeting in the usual format together with a Zoom facility. It is now scheduled to be held at **Simbithi Country Club on September 25, 2021.**

Security

We were just about to report in that there have been no break-ins in the past year when 2 occurred in the early morning of the 21st of August 2021. Access was gained by pulling down part of the security fence in front of unit 26 Perissa. This section of the security fence has been a bone of contention for years. Initially because the owners of the 4 beachfront properties did everything in their power to prevent a fence being installed.

They paid for and maintained an alarm system in front of their units so that a fence would not be necessary and that would spoil their sea-views. This remained the situation for 11 years until the erection of a fence was insisted upon at an AGM about 5 years ago.

Then followed a year of argument as to what kind of fence was to be erected. Eventually a compromise was reached whereby the fence is neither too high to spoil sea-views nor too covered in barbed-wire to make the area look like a concentration camp but still affordable within our budget at the time of erection.

The owner owned alarm systems have been left in place but was not set off in the early morning of the 21st August 2021.

The incident is being closely investigated and whatever improvements can be effected, will be made. However, it must be remembered that no security fence or system is ever totally secure and in our case is limited by what we can afford and the level of determination and the skills of the intruders.

The fitting of trelli-doors and burglar guards is a wise precaution.

On the positive side, Alpha security have increased the frequency of their patrols and Dick is closely monitoring Alpha's overall effectiveness. More security cameras have been fitted mainly along the fence next to the main road. The bush has also been cleared in this area and security lighting installed. All of our security cameras now have movement sensors fitted.

In the last Newsletter there was a concern expressed that one of our staff or contractors was related

to the break-ins that had occurred intermittently in previous years. This had become fairly obvious as most of the break-ins required inside knowledge of current occupancies and the geography of the Estate. Dick and Alpha identified the culprit and he was removed with immediate effect however there was not enough conclusive evidence to put him in jail.

Another major improvement has been the installation of Clear-view fencing on the perimeter from the Perissa Beach gate up to Perissa No14. This section was badly in need of replacement. The new fence is over 2 meters high and extends downwards well below ground level. Within the scope allowed by our annual budget, intentions are to expand with Clearvu section by section to all of Santorini. (see fence section below)



Finances

The 2021/22 budget will be discussed at the upcoming AGM and the details sent out along with the notice. The levy increase was implemented from 1 April 2021 and a letter sent to members on 24th March explaining that the Board had made every effort to keep the increase to a minimum while not compromising the HOA's ability to continue with important maintenance and security and the building of reserves.

The 2020/2021 financial year did end in a surplus. Any surpluses are added towards existing reserves and with member approval, can be used towards future maintenance. The financial results for the 2021/22 year to date are in line with budget with the planned expenditure on new security fencing, painting and shutters having already been spent.

The arrears are closely monitored and feedback given to directors on a monthly basis. Of the 235 units, 8 are in substantial arrears totalling R421 000 at the end of July 2021. 2 of these have and are keeping to a payment arrangement, 1 is an old storeroom that wasn't transferred with the unit and is trying to be sold, 3 are with attorneys for collection and the remaining 2 have received final letters of demand.

Extensions to the Gate-House

Access control to Santorini can only be effectively managed at the entrance. At a previous AGM it was decided that it was necessary to increase the office space at the gate to accommodate Dick and Tammy's relocation there. However, at the AGM last year, it was decided to put this project on hold.

General maintenance and improvements effected recently

1) The replacement of Wooden shutters with Aluminium shutters

This has now been going on for several years and two villages have been completed – Perissa and Thira. It is a long process by necessity as the expense needs to be confined to what we can afford to include within our budget each year. In this current year the first 20 units in Akrotiri have had all their shutters replaced.

2) Asbestos roofing

There is fairly extensive asbestos sheet roofing over the covered parking areas in Santorini. This was installed when the complex was built some 30 years ago. There are now fairly exacting regulations regarding the disposal and/or continued use of this material. A specialist firm was recently brought in to inspect our installations and advise us on our regulatory obligations. Apparently we only need to bring in the specialists if we decide to dispose of the sheeting. It will incur a fairly heavy expense when this becomes necessary. At present there is no reason to start removing any of it.

3) Bore-hole Water Tanks

The lower 4 Jo-jos tanks near the pump house were moved this year to allow for the construction of concrete foundations. The tanks had originally merely been placed on levelled ground and were now beginning to lean over. The foundations took some time to install due to limited time our maintenance staff could devote to the job. The tanks are now back in place on a solid foundation.

4) The Pyrgos Pool

The pool was fibreglass lined this year as the cement lining began to chip and crack. It was becoming exceedingly difficult to prevent black algae from proliferating and there was a danger of the pool leaking. This is the last of Santorini's pools to be fibreglassed.



The Tennis Court

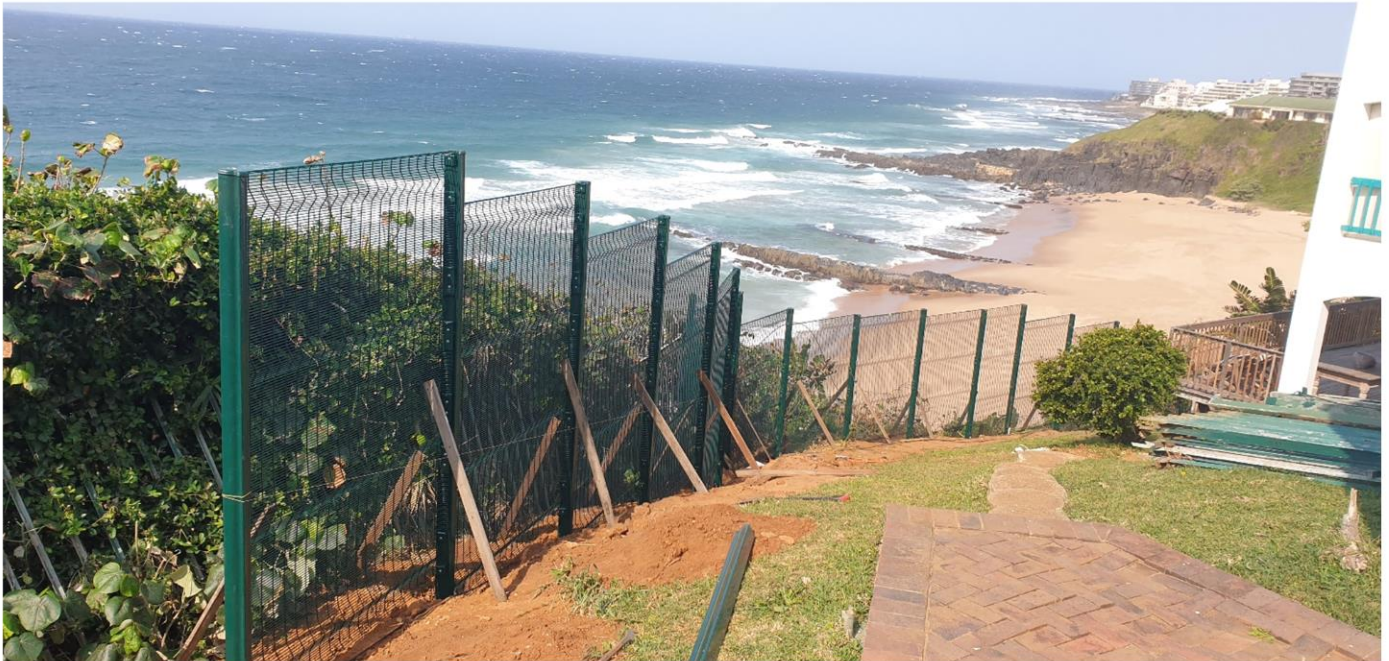
The net and its supporting posts have been replaced and the court surround repaired or replaced. Other than that various maintenance requirements are continuously monitored and attended to. It needs to be remembered that it was agreed at an AGM some years ago that the court is used for recreational purposes and it will be kept at a reasonable condition but not at an Olympic standard. Although children are welcome to use the court, please ensure that the surface is not damaged and the court is solely used to play tennis. (i.e. No skateboards, football practice, etc.)

Transformers

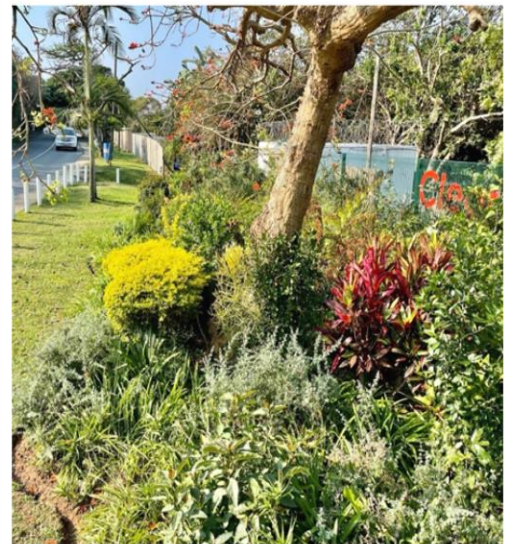
In the past couple of years, the entire complex's main electrical reticulation system and HT switchgear have been checked and repaired or refurbished. We now have 6 totally refurbished transformers, originally installed some 30 years ago. The quality of these transformers is considerably better than most new ones obtainable today and refurbishment has come at a fraction of the cost of replacement. A recent quote on a new replacement transformer came out at well over R1M. Let's hope we can keep our existing ones going. This is very dependent on keeping up the maintenance measures we employ each year.

The Perimeter Fence

At the previous AGM, it was decided to replace the current Palisade fence with the Clearvu fence. Clearvu is more effective as a security fence, a lot more durable and rust resistant.



The section in front of Perissa has already been partially replaced with this type of fence. A section in front of the Kallisti car park has also been replaced with Clearvu, at the Fencing company's expense to advertise their product. It is planned to extend this variety of fencing right around our perimeter when our budget allows it. This is likely to take many years and to replace ageing and defective fencing first. In most areas away from the direct onslaught of the salt laden sea-breezes the palisade fencing is still in reasonable condition.



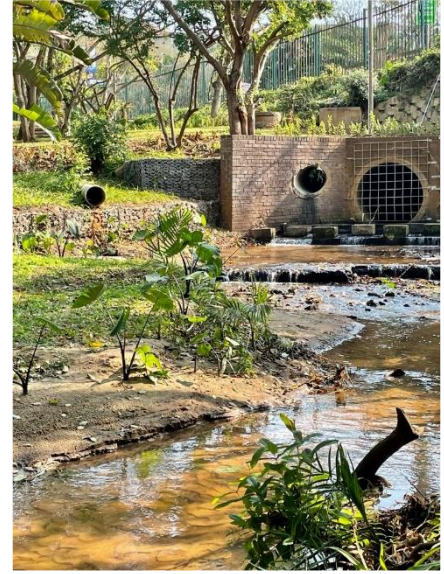
Garden Services

Our gardens and bush areas are constantly improving. Most notable is the newly cleared and grassed section under the trees in the corner section between the Bentley fence and the river. This was also cleared to improve our security measures along the main road border.

A most striking improvement is the road border between the main gate and the Northern boundary. Ashley's staff have cleared and replanted this area with colourful shrubs.

The open conspicuous areas continue to show remarkable improvement. Compared to what they looked like 6 years ago after a succession of Garden Services had failed to achieve any lasting improvements or to maintain what we had - Is chalk and cheese. Our present garden contractors have done a magnificent job.

What is equally impressive, but not so conspicuous are the improvements to our bush areas. This has been in the form of the removal of alien trees and the extensive planting of desirable indigenous trees and shrubs. Many of the new trees are now tall enough to become noticeable but it will take several years before our Coastal Forest areas are back to their original state. (Much of the damage to the original coastal forest occurred long before Santorini was built.)



Compliance with Covid 19 regulations and Procedures employed.

Dick Becker has taken the lead in this respect and the regulations have been well adhered to. During level 5 very few persons were allowed into the complex. One or two new tenants with special permission were allowed entry and the odd plumber and electrician effected emergency repairs.

During the level 2 periods Santorini has been inundated with owners and tenants, especially tenants. This has required strict controls to be implemented and maintained .

Compliance with the POPI Act

Tammy has been appointed as the Compliance officer and is ensuring that personal information we retain of necessity is correctly handled. Accumin's practices are in line with the new regulations.

Refuse collection

One big plus factor that has emerged from the lock-down periods is that everyone is required to put their garbage into the monkey-proof refuse bins provided. No black bags may be left around to be ripped apart by monkeys or mongoose. We will continue to enforce this new rule particularly with the cleaning services that operate in Santorini.



Painting

Painting contractor, Peter Brotherton, recently completed the painting of the outside walls of Thira and has now moved onto Perissa. This usually takes over a year to complete. Our buildings now look very white and Greek in the light of the rising and setting sun. (Something for Simbithi residents to admire in the early morning.)

Paul has completed renovating the inside passages in Perissa – a vast improvement especially with the new lighting he has had installed.

Waterproofing

Water leaks from units adjacent to or above each other continue to be contentious issues. Paul has resorted to calling in the acknowledged waterproofing experts -Wilcote - and getting their opinion on who is to blame and what measures are needed to rectify the situation. In most cases the body corporate is not to blame, the necessary waterproofing requirements are to be agreed on by the owners involved.

Considerable progress has been made on this front over the past year. Many owners have respected their obligations and had the necessary measures effected to rectify their leaking patios.

This is generally an expensive exercise but unfortunately there is no cheaper option. However once done correctly it should not require any further maintenance for 30 years or more – providing that any re-tiling is done correctly.

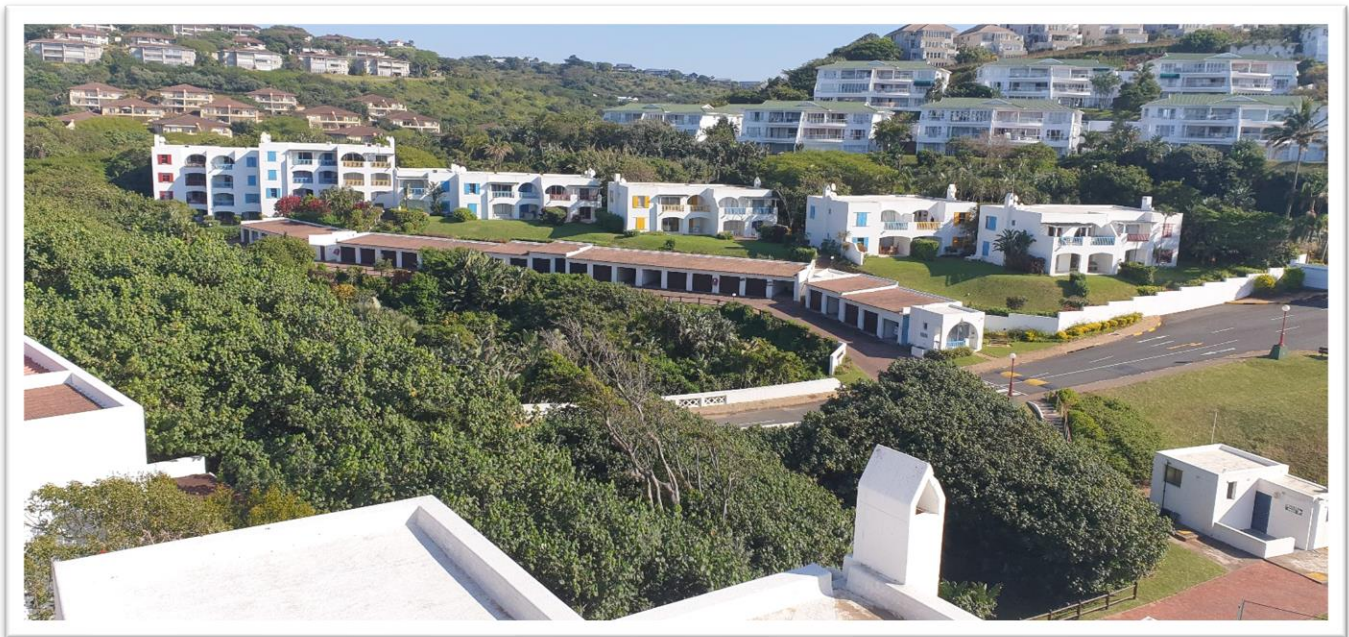
Aerials and TV Dishes

Their very presence in the conspicuous places where they have been installed has caused much concern from many owners. They spoil the overall look of the Greek architecture. In today's world we can't ban the Aerials or Instruments alike but we can ask Owners to check with Pedro (Our consultant architect), where best they can be placed before installation. This also applies to the wiring connected to them – it should be as inconspicuous as possible.

Another problem with the installation of TV dishes is attaching them to the buildings. They cannot be attached directly to the flat roofs as this compromises the waterproofing. This also applies to the installation of Split Air-conditioners.

An application form is available via the Santorini Office.

Formal permission must be obtained from Accumin before any installation.



Air-Conditioning

Kallisti had no Air-Cons fitted at the time of the construction of Santorini and Thira only had wall mounted units. These Wall mounted Air-Conditioners are no longer suitable in today's lifestyle and Santorini exclusivity. Therefore, installations of Splits units for Kallisti & Thira have been correctly allowed in the past and will continue to be allowed going forward, however their installations & locations regulated by the newly prepared : Air-Conditioning Guidelines & Installation Book, due to be released soon, the purpose of which is to assist in regulating the Air-Conditioning Installation applications, approval procedures as well as minimise the visual impact of new Split units installation external PVC trunkings.

All the other villages (Akrotiri, Perissa, Pyrgos, Kamari) were fitted at inception with built in Ducted Air-Conditioning. These must retain the original design of the ducted Central Air-Conditioning as these have all the related services enclosed in the envelope of the building and in so doing do not require trunking mounted on the external walls. The original design concept must be retained untouched as no trunking are required on the external walls. If Splits were to be allowed there would be at least 560+ trunkings Lines from top to bottom of buildings.

In the light of the above, for KALLISTI & THIRA, permission must be obtained from Pedro (for the acceptable location of Split units' external condensers & white PVC trunking Routes) and Accumin before any new Split Air-conditioning units are fitted.

Installation of Fibre

Several fibre cables now run along Ocean Drive and in front of Santorini. Several firms have offered to install fibre to individual units in the complex. This would entail extensive cable laying which would be disruptive and damage the paved areas where the cables would cross. There would also be a security risk due to the considerable number of workmen on the premises to effect the installations. The job is likely to take several months.

On the positive side there will be the obvious improvement to our communication and TV network. A decision on whether it will be allowed or not will be taken at the September AGM.

Re-programming of Entry Discs

The majority of discs have been re-programmed which enforces our secure access controls. The remaining 20% have not managed due to the ongoing travel restrictions.

Should your disc no longer work due to systematic cut-off date (mentioned in previous Newsletter) you may drop them at the office situated in Thira to be re-loaded into the system.

Should your discs be lost, damaged or misplaced, please notify the office. New discs may be purchased at R90.00 each. The system has a limit to the number of active discs for each unit.

A reminder - Short term rentals are only permitted to give guests Beach Access discs only.

Website

OFFICIAL Santorini website www.santoriniballito.co.za will be functional from September 2021. You may find the relevant forms required which are generated and sent directly to the office from the website.

Owners will be required to register to access the relevant forms.
Copies are available via email or at the Office.

Contractors' Form - for any contractor requiring access into the Estate.
This is a requirement for all types of work or quoting purposes.

Maintenance request form – For maintenance issues that HOA are required to attend.
A job number will be logged internally and scheduled or attended in sequence. The estate comprises of 235 units, there are ongoing maintenance matters to continuously attend.

We look forward to your attendance at the AGM.

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