

MINUTES OF THE ANNUAL GENERAL MEETING OF MEMBERS OF THE CAPE ST MARTIN HOME OWNERS ASSOCIATION, HELD ON 9 MAY 2015 AT THE OFFICES OF REKO IN VREDENBURG.

1. WELCOME

The Chairman, Naresh Gunase, welcomed all members present to the Annual General Meeting of the Association and thanked them for their attendance.

2. ATTENDANCE REGISTER

Owners present – representing 45 votes

3. PROXIES & APOLOGIES

All proxies and were noted

4. QUORUM

A Quorum comprises 30% of paid up members of the Association entitled to vote. Present in person or by proxy was 57 members and the Chairman therefore declared the meeting duly constituted.

5. APPROVALS OF MINUTES FROM PREVIOUS MEETING.

The minutes of the previous AGM of 2014 were approved.

Proposed by Simon Pott
Seconded by Bennie Gouws

6. CONSIDERATION AND ADOPTION OF CHAIRMAN'S REPORT

The Chairman presented an overview of the past year with all the activities that took place. He reiterated the fact that members should adhere to the architectural guidelines.

7. FINANCIAL STATEMENTS FOR THE PERIOD ENDING 31 DECEMBER 2013

Wayne Alexander (Reko) presented the Annual Financial Statements to members. Brent Loynes raised the point that Sondela Trust (Developer) does not have the clause of Home owner in the title deed of their registered plots. Henceforth the reason not to offset it against bad debts, but rather to allocate it against "funds on hand".

Brent Loynes also proposed to open a new account for maintenance (Absa Bank). An amount of R 10 000 will be transferred to this account.

After final discussions, these proposals were adopted.

Proposed by Brent Loynes
Seconded by Simon Pott

8. BUDGET

The budget was presented to the members present and was accepted with no objections.

9. AUDITORS

Reko was re-appointed as auditors of the Association for Fiscal Year 2015.

10. ELECTION OF TRUSTEES

It was decided to change the current numbers in the constitution to a minimum of 5 trustees, with 3 members present to represent a quorum.

The following trustees was nominated and elected as trustees for the next year

Brent Loynes	
Simon Pott	Vice - chairman
Dirk Kruger	
Leonard Doms	
Naresh Gunase	Chairman
Bennie Gouws	

11. Amendment to the Constitution

It was decided to register the Cape St. Martin HOA as a NPO, the amendment was approved and the following wording will be added to the constitution.

“DISSOLUTION, WINDING UP, AND LIQUIDATION OF ASSETS

The Association may be dissolved if at least two-thirds of the members present and voting at a meeting convened for the purpose of considering such matter, are in favour of closing down.

On dissolution of the Association, all outstanding liabilities will need to be settled. Any remaining assets must be transferred to another NPO association(s) or an institution(s) having the same objectives as the Association and a written consent

needs to be obtained from the transferee association. The transferee entity will be designated by the members of the Association at the time of dissolution. Furthermore, any assets remaining upon dissolution or winding up must be transferred to a NPO, or any institution, board or body which is exempt from tax under the provisions of section 10(1)(cA)(i) of the Income Tax Act. "

11. NEW BUSINESS

a) Upgrade of Linaria Road

Naresh Gunase gave an overview of meetings with Saldanha bay Municipality with regard to the upgrade of the above road. The drainage of the storm water needs to be addressed first before they can start with the upgrade to a hard surface. Naresh undertook to follow up with the ward councillor.

b) Transgressions of Building Guidelines

Naresh Gunase confirmed to the members present that no exceptions will be made to allow building activities not complying with the current guidelines. Rules are Rules and no waivers will be given.

c) Resignation of In-Line Architects

The meeting was informed that current architect firm "In-line architects" had indicated that they will no longer be available for this position. Naresh Gunase together with the managing agent will pursue different candidates for final appointment.

d) Letters to Home Owners not complying to Architectural Guidelines

The newly appointed architect will be responsible to screen all existing buildings, as well as newly build houses, to ensure that they comply with the building guidelines.

It was decided to implement the following:

- Letter to Home owner to rectify transgression within reasonable time (3 Months).
- By failing to comply, start with penalties as set out in Code of Conduct and add penalties to his levy account.

e) Estate Manager

Tally Slade is the newly appointed Estate Manager and is also a resident in Cape St. Martin. He gave a short CV about himself and an overview of work already done since his appointment.

12. CLOSURE

Meeting adjourned at 12h00

Signed on this 2 day of Dec 2015

Naresh Gunase
Chairman


