

MINUTES OF THE ANNUAL GENERAL MEETING OF MEMBERS OF THE CAPE ST MARTIN HOME OWNERS ASSOCIATION, HELD ON 24 JUNE 2017 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 10 votes

3. PROXIES & APOLOGIES

All proxies were noted - 29 Proxies

Apologies
Leonard Doms

4. QUORUM

A Quorum comprises of 30% of paid up members of the Association entitled to vote. Present in person or by proxy was 39 members and the Chairman therefore declared the meeting duly constituted.

5. APPROVAL OF MINUTES FROM PREVIOUS MEETING.

The minutes of the previous AGM of 9 May 2015 were approved.

Proposed by Simon Pott
Seconded by Bennie Gouws

Matters arising from the minutes of previous meeting:

- Security - Tally Slade requests to further investigate a boom gate at the main entrance.
- Henk du Toit poses the question why homeowners need to control the people entering the estate.
- Naresh Gunase informed the meeting of discussions with security firms and the cost of implementing such an operation.
- Tally Slade informs the meeting about non-residents entering the estate with their dogs (unleashed) who then chase the bokkies and guinea fowl.
- Naresh Gunase proposes that every home owner take control of their own security measurements with regard to their properties.

- Final proposal was to mandate the trustees, to further investigate a motion camera at the main gate and other strategic positions.

6. CONSIDERATION AND ADOPTION OF CHAIRMAN'S REPORT

The Chairman (Naresh Gunase) presented an overview of the past year with all the activities that took place. The following key points were highlighted.

- The current status on the matter between the CSMHOA and Sondela Trust.
- The Financial position of the HOA as a result of the amount of Legal Fees spent on this matter.
- Compulsory CSOS membership and minimum requirements set by the body with regard to a maintenance fund and additional membership levy.

7. FINANCIAL STATEMENTS FOR THE PERIOD ENDING 31 DECEMBER 2016

Wayne Alexander (Reko) presented the Annual Financial Statements to members.

After final discussions, the financial statement were accepted and approved

Proposed by Simon Pott
Seconded by Tally Slade

8. BUDGET

The budget was presented by Bennie Gouws to the members present. The following points were discussed,

- The minimum requirements for the Reserve fund and the impact on the current and future levy increases.
- The outstanding monies from the developer (Sondela Trust) also have an impact on the budget and cash flow for the current financial period.
- Clarification was given by Tally Slade on the maintenance expenses, including a detailed explanation on "garden services".

A detailed presentation was given by Bennie on the Maintenance Plan, including the following,

- Pumps and pump stations
 - Schedules of Pumps
 - General maintenance
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- It was recommended that the maintenance of the boundary walls be included in future in the maintenance plan.

Different scenarios on future increases of levies were discussed, where after the proposed budget and levy increase was accepted with no objections.

Proposed by Brent Loynes
Seconded by Neville Liebenberg

9. AUDITORS

Reko was re-appointed as auditors of the Association for Fiscal Year 2017.

Proposed by Bennie Gouws
Seconded by Simon Pott

10. ELECTION OF TRUSTEES

The current Chairman (Naresh Gunase) thanked Brent Loynes for his contribution as a trustee over the past years. The current trustees were re-elected and two new members were elected as trustees for the next year.

Henk du Toit (new)
Simon Pott
Neville Liebenberg
Leonard Doms
Naresh Gunase
Bennie Gouws
Howard Pack (new)

11. NEW BUSINESS

1) Compulsory Registration at Community Schemes Ombud Service

- Fidelity Fund Insurance
- Additional Levy on levies above R 500 pm
- Minimum requirements for Reserve Fund

Dries Schreuder explains the new CSOS Act and the additional requirements and administration legislation that need to be dealt with.

2) Outstanding Debtors

Naresh Gunase requests that we replace the current firm that are responsible for debt collection, with Doms Attorneys, who are currently handling all Legal issues on behalf of the HOA. This will be considered by the Trustees.

3) Land Issue (Developer Land)

There is still uncertainty on specific land diagrams that is not yet registered in the name of the HOA. It was decided by the members present that the trustees further investigate the matter and deal with it accordingly.

12. CLOSURE

Meeting adjourned at 11h45

Signed on this _____ day of _____ 2017

Naresh Gunase
Chairman
