

BRANDWACHT AAN RIVIER HOMEOWNERS ASSOCIATION

Minutes of the Annual General Meeting of the Association held via Zoom on 02 August 2021 at 17h00

Present: **Mr Stephan Crous** (Chairperson)
and all owners in person or by proxy as per the attendance register.

In attendance: Trafalgar Property Management
 Managing Agent
 Per
 Lesley-Ann Van Houwelingen– Portfolio Manager

1. WELCOME AND CONSTITUTION

The chairperson, Mr Stephan Crous, welcomed members to the 10th annual general meeting.

Notice was duly given to all members.

The Chairman requested Lesley-Ann to give the Zoom etiquette for the meeting.

Notice of the meeting having been given in the prescribed manner and a quorum being present the Chairman declared the meeting properly convened and duly constituted.

2. APOLOGIES

There were no apologies.

3. MINUTES OF PREVIOUS ANNUAL GENERAL MEETING

The minutes of the previous Annual General Meeting, held on 20 August 2020 were taken as read and approved by the meeting.

4. TRUSTEES' REPORT

The Trustees' report, signed by the Chairperson, and circulated to all members together with the notices of the meeting, was taken as read and approved by the meeting.

This year the estate is celebrating their 10th birthday. The Estate is in a very good condition. In terms of security, there were one incident but it was attended to immediately.

In terms of the AGM that is being held via Zoom again we apologise that it can't be in person.

Condolences to all that suffered a loss due to Covid.

Rehabilitation of the riverbed

We are pleased to say that the structures put in place are doing the job it should be. There is still a little bit of the North bank dropping in here and there but Gary and his staff skilled themselves and are doing repairs to prevent the smaller breaks.

The municipality acknowledge to take responsibility for the stormwater cladding over our north bank. We have not yet seen their full design but we will continue hounding them for it. All in all, on those two aspects we are very happy how our security is functioning. We have a good back up system, we have changed our entrance and is working sufficiently. A special thanks to Gary for all the effort put in to protecting the Estate.

Financial overview

The Trustees are pleased to confirm the estate is in a very good healthy financial position. Our expense base is around R3 million per year. We were fortunate enough to do two things because our reserves were quite strong. We could suspend the special levy for the last 3 months of the year to help out members that were struggling during Covid times and we could also keep our rate increase to 2.5%

We are very pleased that all our levies were collected.

The overspend this year was largely due to two circumstances being security upgrades which was necessary and we also had some wind and storm damage that was quite expensive.

You all would have noted the nice pathways and also some of the handles and all the secure areas. Trustees focused on safety as well.

Special thanks to Carl Malherbe who donated the jungle gym to the toddlers in the estate.

5. FINANCIAL STATEMENTS

Pierre De Villiers took the members through the financial report for the period ending 29 February 2021.

It was noted that the estate has reserves of R1.5 million that is roughly 6.7 months of levies. We try to target between 3 -6 months of levies so we are in a very good position in terms of reserves.

6. BUDGET

The monthly levies increased by 3.2% from R1, 875 to R1, 922.

According to the budget the estate should be on a breakeven point for the next financial year.

7. AUDITOR

On the proposal of Stefan Crouse and seconded by Pieter Louw, Theron & Du Plessis was re-appointed as Auditors for the Association.

8. MATTERS AS PROVIDED BY THE CONSTITUTION OF THE ASSOCIATION

a. Number of Trustees

- i. It was resolved that 6 Trustees be elected.

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b. Election of Trustees

The following members were elected to serve on the Trustee Committee:

Mr Pierre De Villiers
Mr Holden Marshall
Mr Gordon Reid
Mr Stefan Crouse
Mr Jan Cilliers
Mr Fanie Neethling

c. Resolution to amend Constitution and Building Manual to Estate Rules

Mr Reid advised that there are two main sets of changes.

1. The building manual currently does not provide for specific deviation from the rules for instance with regards to renovations. We would like to make an amendment to the building manual to allow for a process to enable home owners submit an application. Two new clauses were added to the building manual. 8.14 and 8.15.
We have brought the estate rules into the building manual that was not the case before were brought. It provides a fairly quick and easy process to try and resolve where a homeowner is not satisfied with the decision of the Trustees.
2. The other change that we would like to implement is to align the constitution and the estate rules when it comes to any disagreement between a member and the home owner's association where there is a dissatisfaction with the decision of the trustee committee where there is perhaps a dispute between two members. What we are proposing is to amend the introductory paragraph so that it first goes to rule 23 process which is an appeal to the trustee committee to try and resolve and if that process does not provide satisfactory it will then go to the rule 86 process.

The voting was done via zoom polling function and herewith the results:

For: 94%

Against: 13%

9. Other items as required by the Constitution

9.1 Approval of the schedules of common property and civil services infrastructure replacement values.

Our common area is insured for approximately R47 000 000.00. We did a review last year with external experts that reviewed whether we are properly insured. We can confidently say that we are properly insured and in line with that recommendation.

9.2 Determination of the Domicilium Citandi et Executandi of the Association

The domicilium of the Brandwacht Aan Rivier Home Owners Association has been determined as:

**c/o Trafalgar Property Management
Unit 12B M5 Park
Eastman Road
Maitland
7405**

10. CLOSURE

The business of the meeting having been concluded the Chairman declared the meeting closed at 18h00

DECLARED A TRUE RECORD OF THE PROCEEDINGS

CHAIRMAN

DATE

Approved at the General Meeting of the Body Association held on _____ 20__

CHAIRMAN

DATE

ATTENDANCE REGISTER: MEMBERS

Dr J Van Zyl	Erf 16046
G Jacobs	Erf 16051
JSW Haddad	Erf 16053
J Nel	Erf 16055
J Hattingh	Erf 16059
S Crouse	Erf 16067
E Fullard	Erf 16073
S Van der Merwe	Erf 16079
J Potgieter	Erf 16082
W Van der Colff	Erf 16085
Mrs O-V Arndt	Erf 16090
R Van der Schyff	Erf 16093
PDW La Grange	Erf 16094
A Romano	Erf 16097
A Stoeder	Erf 16099
B W Senekal	Erf 16101
P De Villiers	Erf 16104
C Heys	Erf 16106
T Erasmus	Erf 16118
R Von Waltsleben	Erf 16127
G Reid	Erf 16130
D Van Graan	Erf 16131
G Du Preez	Erf 16132
Gits Property (Pty) Ltd	Erf 16135
A Greyling	Erf 16137
K Van Schaik	Erf 16138
Elizabeth Van Staden Trust	Erf 16139
J Southey	Erf 16140
I Saker	Erf 16145
S Farrell	Erf 16147
N Van Staden	Erf 16150
P Louw	Erf 16156
H Prinsloo	Erf 16157
S Botha	Erf 16161
L Verwey	Erf 16164

OTHER: CINDY LAGUMA (TRAFALGAR)

PROXIES:

Johannes J Nel	Erf 16047	in favour of	Wesley Addad
Liezel Roberts	Erf 16086	in favour of	W van der Colff
J S & M Conradie	Erf 16111	in favour of	The Chairman
Emerentia Hobbs	Erf 16114	in favour of	The Chairman
L Stephanus Du Plessis	Erf 16122	in favour of	The Chairman
JG Moolman	Erf 16163	in favour of	Johan Theron