BRANDWACHT AAN RIVIER HOMEOWNERS ASSOCIATION

Minutes of the Annual General Meeting of the Association held via Zoom on 20 June 2022 at 17h00

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

In attendance: Trafalgar Property Management
Managing Agent
Per
Cindy Laguma – Portfolio Manager

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1. WELCOME AND CONSTITUTION

The chairperson, Mr Stephan Crouse, welcomed members to the 11th annual general meeting.

Notice was duly given to all members.

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

Two apologies were received.

Johan Hattingh – Erf 16059
Emerentia Hobbs – Erf 16114

3. MINUTES OF PREVIOUS ANNUAL GENERAL MEETING

The minutes of the previous Annual General Meeting, held on 2 August 2021 were taken as read and approved by the meeting.

4. TRUSTEES' REPORT

Overview

It is a privelage for the Trustees to report at the eleventh annual general meeting on the state of affairs of the Brandwacht aan Rivier Homeowners' Assocation.

After 11 years of the estate I think you would agree that we have a very well looked after estate with top security. That still remains our biggest priority and for your peace of mind no short cuts are even taken when it comes to these matters. Thank you to Gary and his wonderful staff for helping the estate year in and year out to be a top class estate.

Thank you to the trustees for their hard work and dedication during the last year. The trustees are:

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

We are thankful for the contributions of our managing agents Trafalgar for their efforts in running the administration of the estate.

Also thanks to TV3 that ensure that the building regulations are adhered too. We know at times that can be frustrating for some members but we hope you appreciate that the trustees and Gary rely heavily on their professional advice to keep the look and feel of the estate as intended.

The AGM will unfortunately again be over zoom this year but below just a short summary of the key areas of the estate:

1. Rehabilitation of the riverbed

Riverbed stabilization phase 1

The Trustee Committee is pleased to confirm that the riverbed stabilization has performed in terms of its design and no material new erosion has occurred over the past year.

The riverbed and any bad sectors are being closely monitored and fixed where needed.

North bank erosion and stabilization repairs

The Trustee Committee is pleased to report that following ongoing engagement with Stellenbosch Municipality with regard to their responsibility to improve, repair and maintain the storm water runoff system from Brandwacht suburb (to our north) has been successful in that the Municipality has finally commenced with the first phase of their planned stormwater management obligations.
Unfortunately, the commencement of their next phases has been delayed. However, we send them, monthly, communication to remind them of their obligation. The repairs are expected to prevent further deterioration of the North bank in these vulnerable areas.

Whilst the Municipality have confirmed that their specialist engineering firm (JG Africa Engineers) have completed their design solutions to the storm water along the North bank, the design has not as yet been shared with the Trustees.

The Municipality have reaffirmed that the repairs are earmarked as a high priority from their side and that sufficient funds have been allocated to implement the repairs as per their specialist engineer's design.

The Trustee Committee will continue to maintain pressure on the Municipality to ensure compliance with their undertakings.

Once the Municipal repairs have been affected the Trustees together with our engineer will assess the north bank and undertake any remaining remedial and/or cosmetic repairs, which are expected to be executed within the specific existing budget allocation.

2. Security

The Committee is pleased to confirm that there were no breaches or incidents of the Security during the past year.

The system software upgrade was successfully implemented to ensure that our security system operates optimally to the latest security design and standards.

The backup battery system and inverter were upgraded to even perform better and for longer periods especially during power outages. The battery system was replaced with another Lithium-Ion battery to the Invertor. These has been done to make sure that even with as long as 6 hours we do have sufficient power for the fence, the cameras and other equipment. This to withstand several outages in any 24-hour cycle.

The access control system has also been upgraded both for visitors as well as staff and will continue to be monitored to ensure maximum security at the least inconvenience to members. The cameras are still in good condition and is on a 24-hour basis monitoring not only by our staff but as well as by the external monitoring company, OmniVision. Any alarms, even false alarms, are immediately communicated between the two offices. The Armed response also play a big part herein and will immediately respond.

The Committee reminds all residents that security remains the responsibility of all and appeals to all residents to remain vigilant and report any suspicious events.

Financial

Financial position:

The Associations reserves as at 28 February 2022 is R 1 726 845 which is pleasing and gives the estate 6 months of operating costs buffer. This is towards the high side but with all the volatility in the world and pressures on inflation this is a good place to be. We will continue to monitor reserves and ensure that the estate continues to operate as the members require.

The operational loss for the year was (R113 973) mainly due slightly higher maintenance costs than budgeted. The overspend was approved by the Trustees as the estate also received contributions from erf sales of R296 757 which puts the estate into a positive net financial position for the 2022 year.

Otherwise, we are pleased to report that the AFS were audited and have an unqualified opinion that the financial statements fairly reflect the financial position of the Association.
The Association budgeted for a break-even position for the next financial year
The monthly levy was increased by 4.5% from R1 922 to R2009 per member per month for the 2023 financial.

4. Outstanding Levies

No outstanding levies can be reported, and the Trustees thank the Owners for their responsibility towards the HOA. I would just like to add that our levy for the same number of erven on an estate is much less than our counterparts who do have the same security advantages.

5. Building Projects

There are still 2 vacant erven in the estate and the penalty levy is being applied. Both erven are currently in the market and hope that this can be sold and built

6. Other notable events

- Unfortunately, one of our garden workers, Tulani, died during the end of last year. I want to thank all for contributions made to his family in the difficult time. The trustees also paid his last month salary, December bonus and any accrued leave to his family in support. A replacement was appointed
- Earlier in the year we mentioned the possible installation of new circles to the fourth slot and eighth slot. Unfortunately, despite many requests speed remains an issue on the estate. Although the trustees tried various alternatives to stop speeding, we were left with no option but to start the work. Please keep children in mind when driving in the estate.
- The new paved Picnic area is a big attraction especially on warmer days. Please remember to contact Gary for bookings.
- All painting to the communal walls inside the Estate as well as outside as well as all woodworking has been completed.
- Installation of a GSM system on our security fence to quicken response even further. A report is immediately received of the specific area if an alarm is being triggered.
- Most of the traffic signs especially those which indicate our speed limit has been replaced
- the unsightly area outside where the soil was stored was levelled
- Want to thank the ladies who came up with the suggestion to change the working clothes of our gardeners
- Sure, all drivers are aware of the unsafe circles outside. Permission has already been granted to install teardrops that will prevent drivers from entering the circles incorrectly

Thanks again to all members for making the estate such a great place. Please continue to make positive contributions to the estate and let us know if you have any ideas.

5. FINANCIAL STATEMENTS

Pierre De Villiers took the members through the financial report for the period ending 29 February 2022.

It was noted that the estate has reserves of R1.7 million. 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 levy was increased by 4.5% from R1 922 to R2009 per member per month for the 2023 financial year end.

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

7. AUDITOR

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

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 R52 500 000.00. We did a review last year with external experts that reviewed weather 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 17h30

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
J Nel	Erf 16055
S Crouse	Erf 16067
JS & L Maritz	Erf 16070
J Potgieter	Erf 16082
AC Cilliers	Erf 16083
JJ Visagie	Erf 16084
Mrs O-V Arndt	Erf 16090
PDW La Grange	Erf 16094
A Romano	Erf 16097
SJ & RD Neethling	Erf 16098
B W Senekal	Erf 16101
Dr MJ Momberg	Erf 16102
P De Villiers	Erf 16104
Du Preez Familie Trust	Erf 16119
J & A Barkhuysen	Erf 16126
MA & A Streak	Erf 16128

G Reid	Erf 16130
Winners-Circle 153 (Pty) Ltd	Erf 16132
T Rust	Erf 16134
JH Janse Van Rensburg	Erf 16142
J Dippenaar & R Labuschaigne	Erf 16144
IPA & J Saker	Erf 16145
H Marshall	Erf 16158

PROXIES:

C Louw	Erf 16065	in favour of	The Chairman
E Fullard	Erf 16073	in favour of	Stefan Crouse
J Hattingh	Erf 16106	in favour of	The Chairman
CR Heys	Erf 16106	in favour of	The Chairman
J S & M Conradie	Erf 16111	in favour of	The Chairman
Emerentia Hobbs	Erf 16114	in favour of	The Chairman
JG Moolman	Erf 16163	in favour of	The Chairman