BRANDWACHT AAN RIVIER HOMEOWNERS ASSOCIATION

Minutes of the Annual General Meeting of the Association held via Zoom on 30 July 2024at 17h00

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

In attendance: Trafalgar Property Management
Managing Agent
Per
Anita de Wet – Portfolio Manager
Gary Bernhardt – Estate Manager

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1. WELCOME AND CONSTITUTION

The chairperson, Mr Stefan Crouse, welcomed members to the 13th 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

One apology was received from the owner of Erf 16102, Dr. Marthie Momberg

3. MINUTES OF PREVIOUS ANNUAL GENERAL MEETING

The minutes of the previous Annual General Meeting, held on 31 July 2023 were taken as read and approved by the meeting.

4. TRUSTEES' REPORT

The chairperson highlighted some key points from the report including the following:

- Security – With the damage caused by the storms in April the main focus was to maintain the security systems. Special thanks to Gary and Holden who managed the process. Most of the expenses for the security upgrades were of capital nature.
- Fixing the river bank - Holden managed to get the municipality on board to do work on the river banks. We are still waiting for the full scope of work but the estimated time is between 4 and 6 months. The Estate Manager together with Holden is monitoring the process closely.
- Finances – it was confirmed that the financial position is solvent with cash on hand of 2,5 million. The aim is to have a buffer for between 3 – 6 months to ensure urgent maintenance can be done as was the case with the recent storms.

Levies were increased within the inflation ratio to maintain the status.
Currently there is one owner in arrears to the amount of R290 000. The matter has been handed over for legal intervention and the process is being followed. It is noted that in the event the property is sold, the full amount is payable before the transfer can be registered.

- Building guidelines – owners were once again encouraged to ensure the building guidelines are followed before any renovations start to avoid unnecessary delays..
- Water – It was noted that various complaints were received of high water readings and after investigations it was confirm that various leaks occurred within the estate. The installation of smart meters is being investigated to make it easier to detect water leaks in time. A pilot project will be introduced where a few meters will be installed to test. Before it is rolled out throughout the estate, it will be discussed with the home owners.
- The chairperson thanked the following people:
  - Gary and his team for the excellent manner in which the estate is managed
  - The trustees for their input
  - Fanie Neethling who will be retiring as a trustee for all his assistance over the years
  - Anita from Trafalgar
  - TV3

Mr. Faan du Toit noted that he was pleasantly surprised in the leadership amongst the trustees and the manner in which the estate is managed. Since he moved into the estate he has never come across any politics or questioning of the trustees which is remarkable. He further complimented Gary as the Estate Manager for the good job he is doing in managing the estate.

5. FINANCIAL STATEMENTS

Pierre De Villiers took the members through the financial report for the period ending 28 February 2024.

It was confirmed that Brandwacht received a clean audit report done by Theron du Plessis auditors.

It was noted that the cost of the storm damage was not covered in the statements. The estimated cost amounted to R400 000 of which the insurance only psid R200 000. Fortunately, due to the financial buffer the difference could be covered.

The financial position was summarized as follows:

Cash Balance	R2.7 mil
Reserve Fund	R2.5 mil
Surplus after tax	R255 000

The advantage of receiving 1% of all sales within the estate, is the fact that the funds supported the capital expenses incurred.

6. BUDGET

The monthly levy was increased by 4.9% from R2,125 to R2,230 per member per month for the 2024/5 financial year.

The chairperson advised all the members that they are trying to maintain a well balanced budget.

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.

b. Election of Trustees

It was noted that a nomination was received from Trevor Baptiste.

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 Trevor Baptiste

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 R63 482 991.

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 17h35.

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

J van Zyl	Erf 16046
L Nel	Erf 16047
K van Niekerk	Erf 16057
F Van den Berg	Erf 16062
S Crouse	Erf 16067
M Van Schalkwyk	Erf 16077
W C Van Der Merwe	Erf 16079
A Cilliers	Erf 16083
O Arndt	Erf 16090
P D le Grange	Erf 16094
B W Senekal	Erf 16101
P De Villiers	Erf 16104
E J Toerien	Erf 16110
M Hepburn-Brown	Erf 16125
J Barkhuysen	Erf 16126
M Streak	Erf 16128
G Reid	Erf 16130
G du Preez	Erf 16132
T Rust	Erf 16134
J Janse van Rensburg	Erf 16142
J F Dippenaar	Erf 16144
I Saker	Erf 16145
A Sinske	Erf 16153
H Marshall	Erf 16158
T Baptiste	Erf 16163

PROXIES:

E Fullard	Erf 16073	in favour of	Stefan Crouse
W van der Colff	Erf 16085	in favour of	Stefan Crouse
Mr C Heys	Erf 16106	in favour of	The Chairman
I M Crooks	Erf 16149	in favour of	The Chairman
Augustus Capital	Erf 16150	in favour of	The Chairman
M Knoesen	Erf 16155	in favour of	Jan Cilliers
P Louw	Erf 16156	in favour of	The Chairman
G B Smuts	Erf 16162	in favour of	Jan Cilliers