

STRANDMEER HOMEOWNERS' ASSOCIATION  
 MINUTES OF THE ANNUAL GENERAL MEETING  
 HELD ON 20 DECEMBER 2017 AT 15h00  
 THE PLETTENBERG BAY BOWLING CLUB  
 CHALLENGE DRIVE, PLETTENBERG BAY

Present: Mr. P Gent Chairman

The attendance register was circulated for signature.

Mr. P Sassin Plett Property Management  
 Mr. J M Koch Plett Property Management

Proxies:

Present	Proxy	Present	Proxy
R Scott-Brown	C M Scott-Brown	P Gotz	W Murray
R Scott-Brown	D Schoeman	P Gotz	M Legh
R Scott-Brown	F Johnson	P Gotz	Clarke Family Trust
R Scott-Brown	H & M Rademayer	P Meintjes	D de Kock (29)
R Scott-Brown	A & A Teodosio	P Meintjes	D de Kock (11)
S Redmond	P Redmond	J Norval	Fairfield Trust
G Kies	H du Toit	P Gent	N Gebka
A Botten	K Botten		

Apologies: Proxies

1. WELCOME

The Chairman opened the meeting and welcomed everybody present.

2. ATTENDANCES AND PROXIES

The attendance register was circulated for signature. Proxies were noted.

The meeting was properly constituted as notice had been given timeously and a quorum was present.

3. ADOPTION OF MINUTES OF AGM HELD ON 29 DECEMBER 2016

Mrs. Timme proposed that the minutes be accepted, the motion was seconded by Mr. Home.

The Minutes of the meeting were approved and signed off by the Chairman.

4. MATTERS ARISING FROM THOSE MINUTES

- o Paragraph 9 - Proposal for dredging and jetty construction

The Chairman mentioned that the Trustees decided not to proceed with the Environmental Investigation due to costs associated.

- o Paragraph 15.5 – Children on bicycles

Mr. Stegman felt the paragraph should read “Mototists remain a danger to children on bicycles within the estate”

5. CHAIRMAN'S REPORT

Attached (Annexure A).

## 6. FINANCIAL

### 6.1. Approval of Audited Financial Statements dated 31 October 2017.

Mr Sassin gave a brief overview of the Audited Financial Statements.

Mr. Gotz proposed that the Audited Financials of 31 October 2017 be accepted; Mr. Schulz seconded the motion.

The Audited Financial Statements were signed by the Chairman after the meeting.

### 6.2. Approval of Estimated Budget for Income & Expenditure 2017/2018

The budget was discussed in detail. The contingency amount of R50 000 was queried. It was explained that it was meant to cover unexpected cost e.g. contribution towards the upgrade of the sewerage system by Keurbooms River Lodge.

It was proposed that the monthly levy increase by 5% from R1380 to R1450 per erf per month backdated to 01 November 2017.

With no further comment Mr. Scott-Brown proposed that the budget be accepted, the motion was seconded by Mr. Gotz.

## 7. SPECIAL RESOLUTIONS

### 7.1. Amend the Constitution as follows

#### 7.1.1. Remove the Pre-Emptive clause (Annexure C).

After some discussion for and against the removal of the clause, with all the votes for and 1 against the removal thereof, the resolution was adopted to remove the clause.

#### 7.1.2. Change the Voluntary Liquidation clause (13.1.1.) from *"Fifty Percent (50%) of the members present in person or represented by proxy at the duly constituted meeting of the Association voted in favour thereof; and"* to *"Seventy five Percent (75%) of the members present in person or represented by proxy at the duly constituted meeting of the Association voted in favour thereof; and"*.

The resolution was adopted unanimously.

### 7.2. House Rules be amended as follows:

#### 7.2.1. Remove the Short-Term Rental clause.

*"A R100 rental levy per day will be charged against each unit that is occupied by any party that is not the owner or immediate family"*.

After some discussion for and against the removal of the clause, with 33 votes for and 6 against the removal, the resolution was adopted to remove the short-term Rental Clause.

#### 7.2.2. Adoption of the Pet Policy (Annexure A).

After a lengthy debate the policy was approved in general with minor changes tabled below to be effected.

- Only owners will be permitted to keep pets. Visitors and tenants will not be allowed to keep or bring pets.
- Only 2 pets per home will be allowed
- Pet owners will be responsible for the removal of excrement left behind by their pets within the Estate.
- Fines to be applied for persistent offenders.

8. RESOLUTION TO APPOINT MICHAELIDES PARKER KRETZMANN INC AS AUDITORS

Mr. Home proposed that Michaelides Parker Kretzmann Inc. be appointed as Auditors for the financial year 2017 to 2018, the motion was seconded by Mrs. Timme.

9. RESOLUTION TO APPOINT P J VICTOR INSURANCE & FINANCE BROKERS AS INSURANCE BROKERS

Mr. Gotz proposed that P J Victor Insurance and Investment CC be re-appointed as Insurance Brokers for the financial year 2017 to 2018, the motion was seconded by Mr. Scott-Brown.

10. RESOLUTION TO APPOINT PLETT PROPERTY MANAGEMENT AS MANAGING AGENT

Mr. Gent proposed that Plett Property Management be re-appointed as Managing Agent for the financial year 2017 to 2018, the motion was seconded by Mr. Home.

11. ELECTION OF TRUSTEES

Nomination were received for Messrs P de Villiers, P Gent, P Raymond, P Redmond, G Kies, H Potgieter and S du Plessis. The following members were elected to the Board of Trustees after a vote to have 5 Trustees serve, namely;

Mr. P de Villiers

Mr. P Gent

Mr. P Raymond

Mr. P Redmond

Mr. K Potgieter

12. CONFIRMATION OF DOMICILIUM CITANDI

12.1. Plett Property Management, 7 Gibb Street, Plettenberg Bay, 6600

13. GENERAL

13.1. Application of Design Guidelines

The Design Guidelines were approved by Council.

Currently the aesthetics of Strandmeer dictates white walls and a green roof.

The procedure when submitting building plans are

13.1.1. Sketch plans to be signed-off by the neighbours and submitted to PPM for approval by the Estate Architect and Trustees.

13.1.2. Detailed plans to be signed-off by the neighbours and submitted to PPM for approval by the Estate Architect and Trustees.

13.1.3. Once the building is complete – As built plans to be submitted.

It was suggested that the following rules should apply when heavy vehicles want to enter the estate. The Trustees will investigate and inform all owners of their findings.

ü A maximum weight per truck should be established.

ü Site Supervisor must be informed of heavy trucks at the entrance.

ü Any damaged caused by a heavy truck will be for the expense of the owner involved with the building construction.

ü A sign to be put up at the entrance indicating the maximum weight per truck allowed into the estate.

### 13.2. Security expenditure

A complete breakdown of all the security expenses over the last 4 years were provided to all owners.

Security was discussed at length. The meeting was advised that the installation of the cameras at the gate was complete. It was also agreed that the visibility of the cameras would serve as a deterrent to criminals. Mr. Gotz felt that it was money well spent.

Mr. Du Plessis suggested that beams be installed on the back boundary. It was felt not to be practical unless it activated a rapid response service. A requested was made to adjust the time setting on the current lights on the river front to switch on earlier at night and switch off later in the mornings.

It was suggested that the possibility of armed response should also be investigated. Mr Schulz felt that each owner must arrange for their own armed response.

It was once again reiterated that the home security is the responsibility of the owner.

### 13.3. Basis for calculation of Usage / Demand Charge of Common Property

Mr. Timme informed the meeting that the lights at the tennis court and gates are read monthly and the average consumption is between 600 and 900 kwh with an average of 700 kwh. The consumption of the street lights, the tennis court and gates are not connected to an electricity meter and is estimated at 1000 kwh, with a total consumption for common property at 1700 kwh which averages between 5.0% and 8.0% of total consumption of Strandmeer. The demand charge for the common property is tied to consumption similar to that of home owners.

The total monthly readings of the estate are reconciled with the municipal readings and the current system and method of allocation of the electricity charges seems fairest at present.

### 13.4. Boating by-laws

Mr. Schulz (an appointed river warden) mentioned that the by-laws in respect controlling boating are strictly applied. Anybody without a skipper's licence or any unlicensed boats will be taken off the river.

### 13.5. Web site

The purpose of having a web site for Strandmeer was questioned. In response the following was mentioned:

- All the documentation pertaining to the Estate will be loaded onto the web site making it easily and readily available.
- The potential marketing of the Estate as well as Plettenberg Bay is envisaged.
- A good communication tool between owners, the trustees and the estate managers.

### 13.6. Whatsapp group

Mrs. Noval felt that a Whatsapp group should be started similar to what was done during the June 2017 fires. Mr Scott Brown advised that a WhatsApp group for Keurbooms River residents already existed.

## 14. CLOSURE OF MEETING

Mr. Home thanked the Trustees and Ron and his helpers for a very well run estate.

There being no further items to discussed, the meeting was closed at 17h35

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Chairman

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Date