

MINUTES OF THE ANNUAL GENERAL MEETING
 STRANDMEER HOMEOWNERS' ASSOCIATION
 HELD ON 19 DECEMBER 2018 AT 15h00
 THE PLETTENBERG BAY ANGLING CLUB
 KEURBOOMS RIVER, 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	A Botten	Upstream Property Invest
R Scott-Brown	D Schoeman	A Botten	K Botten
R Scott-Brown	BA Webb & FA Johnson	P Gotz	M Legh
R Scott-Brown	Fairfield Trust	P Gotz	Clarke Family Trust
R Scott-Brown	R Webster	P Gent	Gent Family Trust
P Raymond	MCC Holtshausen	P Gent	N Gebka
S Redmond	P Redmond		

Apologies: Proxies
 RB Young
 Rustig Familie Trust

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 20 DECEMBER 2017

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 13.1.3 – A maximum weight per truck should be established.

Mr. Scott-Brown indicated that it is very difficult to police and or monitor this activity due to the fact that the heavy concrete truck cannot off-load part of its load and therefore require access to the site.

5. CHAIRMAN'S REPORT

Attached (Annexure A).

6. POSSIBLE SECURITY UPGRADES

6.1. Cameras

Mr. Raymond informed the meeting that he is still waiting for Smart Alarms to visit the estate to inspect the current equipment and provide a quote for off-site monitoring.

Fidelity Guards / ADT Security have indicated that motion sensitive cameras should be installed at the river front which will only be activated through movement detection. The cost of installing the 4 additional cameras along the river front and the recording/monitoring equipment will amount to R36,000. It was mentioned that when the cameras were installed at the gate a conduit had also been laid to the river front.

The cost of the off-site monitoring for the suggested 8 cameras will be approximately R2,000 pm.

6.2. Security fence

It was once again reiterated that each owner is responsible for his/her own home security.

A quote to install a palisade fence of 1.8mtr high (2.0 mtr with 200 mm sunk into the ground) to cover the complete perimeter boundary of Strandmeer was received for R250,000. Clearview of 2.4 mtr high with 160 fence poles in concrete 200mm deep, the quote is R370,000. To build a wall will cost approximately R500,000.

Mr. Raymond indicated that he discussed the installation of a fence with Mr. Fosbrooke of Rivertides. Mr. Fosbrooke requested that a quote be obtained to extend the fence to include Rivertides. By including Rivertides it may reduce the cost per meter and will improve the security for Strandmeer as well as Rivertides. It was decided to have an additional camera installed at the entrance to Rivertides.

The Clearview fence was the preferred choice. The fence will be installed from the entrance/exit gate covering the complete boundary of the estate which will increase the cost by ± R30,000. It was decided that the fence will be installed between 300 to 400 mm inside the current fence.

Mr G Schulz indicated that Rivertides will be investigating the installation of cameras along the river front at a cost of R90,000. It was suggested to approach Mr. Froman to also have his property secured.

It was proposed that the cost of the cameras and Clearview fence be funded with an amount of R100,000 from the reserve funds, by raising a once off special levy of R2,000 per erf and by a levy increase of 5%.

The meeting voted unanimously for the security upgrade.

7. FINANCIAL

7.1. Approval of Audited Financial Statements dated 31 October 2018.

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

Mr. Scott-Brown proposed that the Audited Financials of 31 October 2018 be accepted; Mr. Home seconded the motion.

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

7.2. Approval of Estimated Budget for Income & Expenditure 2018/2019

The budget was discussed in detail. It was proposed that the monthly levy increase by 5% from R1450 to R1522.50 per erf per month backdated to 01 November 2018.

The annual insurance increased due to the revised valuation of the common property.

The Fidelity Cover will be increased to R860,000 and Trustees Indemnity of R10,000,000 has been added to the insurance policy.

With no further comment Mr. Botten proposed that the budget be accepted, the motion was seconded by Mr. Gotz, taking into account the comments under paragraph 6.2 above.

8. RESOLUTION TO AMEND THE DESIGN GUIDELINES

8.1. Refer to the Addendum to the Chairman's Report

The Chairman advised the meeting that the Excom had received confirmation from Mr Basson, Manager - Building Control at Bitou Municipality that decks are deemed to be a structure and therefore should be located within the building restriction lines. Construction of a deck requires approval from the HOA and the Municipality.

After intense discussion re the proposed amendment, it was decided to obtain all the necessary information before deciding whether to call a Special General Meeting to propose any changes to the existing Guidelines.

9. RESOLUTION TO APPOINT MICHAELIDES PARKER KRETZMANN INC AS AUDITORS

Mr. Gotz proposed that Michaelides Parker Kretzmann Inc. be re-appointed as Auditors for the financial year 2018 to 2019, the motion was seconded by Mr. Home.

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

Mr. Home proposed that P J Victor Insurance and Investment CC be re-appointed as Insurance Brokers for the financial year 2018 to 2019, the motion was seconded by Mr. Scott-Brown.

11. RESOLUTION TO APPOINT PLETT PROPERTY MANAGEMENT AS MANAGING AGENT

Mrs. Timme proposed that Plett Property Management be re-appointed as Managing Agent for the financial year 2018 to 2019, the motion was seconded by Mr. Gent.

12. ELECTION OF TRUSTEES

Mr. Gent and Mr. Raymond resigned as Trustees.

Messrs. P de Villiers, P Redmond, H Potgieter were re-elected as members of the Executive Committee. Mr. R Webster and Mr. H Rademeyer were nominated as members of the Executive Committee.

The new Executive Committee is:

Mr. P de Villiers

Mr. P Redmond

Mr. K Potgieter

Mr. R Webster

Mr. H Rademeyer

13. CONFIRMATION OF DOMICILIUM CITANDI

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

14. GENERAL

14.1. Plans needed for any alterations

Mr. Roberto Boni requested that any form of submission, no matter how small, must be submitted as a formal plan properly drawn showing all work including specifications and dimensions. A site plan with the required building lines are to be indicated with all submissions.

14.2. Cameras at the gate

Access to the cameras at the gate seems to be problematic. The installation of the new system will hopefully sorted out the problem.

14.3. Change of Estate Manager

Mr. Ron Scott-Brown resigned as Estate Manager and will be replaced by Mr. Rowan Jones.

15. CLOSURE OF MEETING

Mr. Ron Scott-Brown was thanked for all the years as Estate Manager for a very well run estate.

There being no further items to discussed, the meeting was closed at 16:10.

Chairman

Date