

STRANDMEER HOMEOWNERS' ASSOCIATION
MINUTES OF THE ANNUAL GENERAL MEETING
HELD ON 19 DECEMBER 2019 AT 12h00
THE PLETTENBERG BAY BOWLING CLUB
CHALLENGE DRIVE, PLETTENBERG BAY

1. WELCOME

The Chairman opened the meeting and welcomed everybody present.

2. ATTENDANCES AND PROXIES

The attendance register was circulated for signature. Proxies and apologies were noted. A list of attendance and proxies are attached (Annex A).

According to the constitution "The quorum necessary for the holding of any meeting shall be 50% plus 1 (25) of the total members entitled to attend and vote".

A quorum was achieved (19 in person and 7 proxies), and the meeting commenced.

3. ADOPTION OF MINUTES OF AGM HELD ON 19 DECEMBER 2018

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

None.

5. CHAIRMAN'S REPORT

Attached (Annexure B).

6. FINANCIAL

6.1. Approval of Audited Financial Statements dated 31 October 2019

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

Mr. Home proposed that the Audited Financials be accepted; Mr. G 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 2019/2020

Mr. Timme enquired whether the budget for legal fees are a regular item on the budget. It was confirmed that budgeted amount for legal fee is a regular item on the budget in case of the HOA needing legal advice. He also wanted to know how the alterations to the entrance gate will be funded. He was assured that due to the surplus on the previous year's financials, the alterations will be funded without raising the levies.

The budget was discussed in detail. It was proposed that the monthly levy remain at R1522.50 per erf per month..

With no further comment Mr. Home proposed that the budget be accepted, the motion was seconded by Mr. G Schulz.

7. RESOLUTION TO AMEND THE DESIGN GUIDELINES

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

Mrs. Van Huysteen enquired why the Design Guidelines had to be amended as she felt that there was no need for any changes.

Mr. Redmond explained that the only change would be to allow a deck to be built over the building line. The deck may not be higher than 300mm above ground level and no permanent structure may be installed on top of the deck.

Mr. G Schulz informed the meeting that due to the fact that such a deck is environmentally illegal, the deck will not be covered by insurance should it be washed away during a flood.

Mr. Gent proposed that the amendment to the Design Guidelines be accepted, the motion was seconded by Mr. Timme.

8. ELECTRICITY RECOVERIES CALCULATION REVIEW

Mr. Redmond mentioned that the current calculations were the most fair method of collecting the electricity recoveries. Currently a basic fee is charged, consumption is charged at Council's tariff per kwh and the demand charge is coupled to the kwh consumed by each user and charged accordingly.

Mr. Gotz felt the the current method of calculation puts the permanent residents at a disadvantage. He felt the method of charging the municipal fixed basic electricity charge and a rate per kwh high enough to prevent any loss to the HOA should be reinstated.

Mr. Gent mentioned that a study to determine whether there was any significant difference between the two methods over a period of twelve months was done in 2015 and it was found that there was very little difference between the total charges.

Mr. McClean felt that the basic charge and demand charge should be charged at a fixed rate. After Mr. Gent pointed out that the demand charge is a type of consumption charge, Mr McClean withdrew his suggestion.

Mr. Timme mentioned that he took readings during the latest load shedding and noticed a significant increase in the demand charge. He made contact with the electrical engineer of Bitou Municipality to point out the increase. He was requested to provide his readings with a copy of the November municipal invoice to the electrical department for consideration of a rebate, should the invoice confirm an increase in the demand charge.

The meeting decided to continue with the current method of calculating the electricity charges.

9. RESOLUTION TO APPOINT MPK CHARTERED ACCOUNTANTS AS AUDITORS
Mr. Redmond proposed that MPK Chartered Accountants be re-appointed as Auditors for the financial year 2019 to 2020, the motion was seconded by Mr. G Schulz.

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

Mr. Raymond proposed that P J Victor Insurance and Investment CC be re-appointed as Insurance Brokers for the financial year 2019 to 2020, the motion was seconded by Mr. Redmond.

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 2019 to 2020, the motion was seconded by Mr. Gent.

12. ELECTION OF TRUSTEES

The current board of Trustees was re-elected .

The board is:

Mr. P Redmond

Mr. K Potgieter

Mr H Rademeyer

Mr. G Schulz

Mr. R Webster

13. CONFIRMATION OF DOMICILIUM CITANDI

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

14. GENERAL

14.1. Security cameras

Mr. G Schulz informed the meeting that the security cameras are working well. A cable connecting the guardhouse with the cameras on the riverfront had to be replaced and it was found that due to the distance between the two a signal amplifier had to be installed. The response time is however not up to standard and a wireless connection between the guard house and the house of Mr. Scott-Brown is being investigated, which should speed up the response time. The recording software has been programmed to identify animals from people before it will be activate a response. He also mentioned that the capacity of the battery backup system for the eight cameras is too small and will need to be increased. The guardhouse has two inverters and can keep the security recording system running for eight hours. He mentioned that the hosting of footage from the cameras are stored on and off-site. Mr Schulz also mentioned that internet connection is however badly affected during extended loadshedding.

15. CLOSURE OF MEETING

There being no further items to discussed, the meeting was closed at 12:55

Chairman

Date