

STRANDMEER HOMEOWNERS' ASSOCIATION  
MINUTES OF THE ANNUAL GENERAL MEETING  
HELD ON 21 DECEMBER 2022 AT 09h00  
THE PLETTENBERG BAY ANGLING CLUB  
KEURBOOMS RIVER, 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.

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".

ATTENDANCE REGISTER					
A Botten	A Bradley	R Coetzee	P de Villers	P Gent	M Gebka
G Hauptfleisch	J Home	Mr. Meintjes	K Potgieter	P Raymond	P Redmond
G Schulz	B Thomas	Mr & Mrs van Huysteen	R Webster		

PROXIES	
THE BRADLEY FAMILY TRUST	A BRADLEY
BONDERMIS DISTIBUTORS CC	A BRADLEY
N A SCOTT	A BRADLEY
ALBERT ALBERTS FAMILY TRUST	CHAIRMAN
ADAN INVESTMENTS	CHAIRMAN
FAIRFIELD TRUST	CHAIRMAN
PEGO PROPERTY TRUST	J HOME
THE DU TOIT FAMILY TRUSY	J HOME
L TIMME	J HOME
M A LEGH	B THOMAS
L TIMME	B THOMAS
DEON & ELIZABETH SCHOEMAN FAMILY TRUST	B THOMAS
D K SCHOEMAN	P RAYMOND
P A STEGMANN	P RAYMOND
R SCHULZ	P RAYMOND
RUSTIG FAMILIE TRUST	P DE VILLIERS
K BOTTEN	A BOTTEN

A quorum was achieved (16 in person and 17 proxies), and the meeting commenced.

3. ADOPTION OF MINUTES OF AGM HELD ON 23 DECEMBER 2021

Mr Raymond proposed that the minutes be accepted, the motion was seconded by Mr. De Villiers.

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

4. MATTERS ARISING FROM THOSE MINUTES

Mr Schulz requested that Paragraph 12.8 be changed to read: "*Mr. Schulz informed the meeting milkwood trees are not allowed to be trimmed without a permit*".

5. CHAIRMAN'S REPORT

Attached (Annexure A) was taken as read.

6. FINANCIAL

6.1. Approval of Audited Financial Statements dated 31 October 2022

The Chairman mentioned that the finances of the HOA is in a good position and current reserves is in excess of R800,000

Mr. Schulz indicated that the municipal charges from the previous year should be adjusted.

Mr. De Villiers proposed that the Audited Financials 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 2022/2023

A 5.0% increase in the levies was proposed and accepted. The levies will be backdated to 01 November 2022.

Mr. Webster proposed that the budget be accepted, the motion was seconded by Mr. G Schulz.

7. RESOLUTION TO APPOINT MPK CHARTERED ACCOUNTANTS AS AUDITORS

Mr Home proposed that MPK Chartered Accountants be re-appointed as Auditors for the financial year 2022 to 2023, the motion was seconded by Mr. Raymond.

8. RESOLUTION TO APPOINT PLETT PROPERTY MANAGEMENT AS MANAGING AGENT

Mr. Raymond proposed that Plett Property Management be re-appointed as Managing Agent for the financial year 2022 to 2023, the motion was seconded by Mr. Home.

9. ELECTION OF TRUSTEES

Mr Webster indicated that he is not available to stand as a Trustee.

The following Trustees were re-elected, namely;

Mr A Bradley

Mr A Botten

Mr. S Julian

Mr B Thomas

Mr Botten was reappoint a Chairman at a Trustees meeting on 12 January 2023.

10. CONFIRMATION OF DOMICILIUM CITANDI

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

11. GENERAL

11.1. House Scott Brown

Mr. Hauptfleisch felt that the house is very big. Mr. Webster indicated that the foundation of the house is very sound and that the building complies with all the Design Rules. He also mentioned that an engineer has been appointed to oversee the project.

Mr. Gent requested that an engineers' report be obtained. Mr. Webster will obtain the report which will be sent to all homeowners..

11.2. Estate Architect

It was confirmed that Mr. Roberto Boni is the controlling architect for Strandmeer. The meeting was informed that Mr. Thomas is reviewing the Design Guidelines.

### 11.3. Parking at House Schoeman

It was confirmed that House Schoeman has 2 parking bays which is not located on the road reserve.

### 11.4. Children playing and cycling on the internal roads

Mr. De Villers felt that with the two more homes being built, the roads within the estate will become even more congested than they currently are which increases the liability risk.

Mr Coetzee felt that deliveries should be picked up at the entrance gate and that Couriers should be warned of children playing in the roads through potential signage.

Mr. Home reminded all that the speed limit within the estate is 20 Kmp.

### 11.5. Hedges at river front

Mr. Botten informed the meeting that Mr. Gotz had requested the hedges on the riverfront to be cut back to a maximum height of 1,2 mtr.

### 11.6. Solar power

Mr. Home mentioned that Mr Gotz does not have a north facing roof and enquired as to how he would install the panels. The matter will be investigated.

It was mentioned that only registered solar installer rehistered with Council may install solar power equipment.

### 11.7. Adherence to Rules

It was reported that the owners of Rivertides refuse to abide by the Rules of Strandmeer. The Chairman will write a letter which will be sent to all owners of Strandmeer and Rivertides to adhere to the Rules.

### 11.8. Anchoring of boats

Mr. Thomas is very involved with the anchoring of boats and the planting of poles to secure boats and jetties. All owners will be informed of the outcome of the negotiations.

### 11.9. Hotel at Keurbooms River Lodge

Mr. Raymond mentioned that according to information that a hotel has been approved at the Lodge. He indicated that some owners of the lodge have complained that they cannot walk along the river as the area in front of Strandmeer has been closed off.

## 12. CLOSURE OF MEETING

There being no further items to be discussed, the meeting was closed at 09h55

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Chairman

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Date