

**STRANDMEER HOMEOWNERS' ASSOCIATION
MINUTES OF THE ANNUAL GENERAL MEETING
HELD ON 23 DECEMBER 2021 AT 14h00
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 Bradley	P de Villiers	Mrs Du Plessis	C Flemming x 2	M K Gebka	J Home
S Julian	P Raymond x 2	P Redmond	N J Sanders	B Scott-Brown	G Schulz
B B Thomas					

PROXIES	
BONDERMIS DISTIBUTORS CC	A BRADLEY
K BOTTEN	A BRADLEY
N A SCOTT	A BRADLEY
UPSTREAM PROPERTY INVEST	A BRADLEY
AF & AH TEODOSIO	CHAIRMAN
ALBERT ALBERTS FAMILY TRUST	CHAIRMAN
BA WEBB & FA JOHNSON	CHAIRMAN
D K SCHOEMAN	CHAIRMAN
D S GRABE	CHAIRMAN
DEON & ELIZABETH SCHOEMAN	CHAIRMAN
FAIRFIELD TRUST	CHAIRMAN
J S E MC LEAN	CHAIRMAN
L TIMME	CHAIRMAN
M A LEGH	CHAIRMAN
PJ DUMINY & PA STEGMAN	CHAIRMAN
THE DU TOIT FAMILY TRUST	CHAIRMAN
R D J & M D COETZEE	D COETZEE
GENT FAMILY TRUST	M GEBKA
RUSTIG FAMILIE TRUST	P DE VILLIERS
R B WEBSTER	P REDMOND

A quorum was achieved (13 in person and 20 proxies), and the meeting commenced.

3. ADOPTION OF MINUTES OF AGM HELD ON 22 DECEMBER 2020

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

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 A) was taken as read.

6. ESTATE MANAGER'S REPORT

Attached (Annexure A) was taken as read.

7. FINANCIAL

7.1. Approval of Audited Financial Statements dated 31 October 2021

Mr. Schulz proposed that the Audited Financials be accepted; Mr. De Villiers seconded the motion.

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

7.2. Approval of Estimated Budget for Income & Expenditure 2021/2022

Mr. De Villiers noted that no income from Rivertides was reflected in the proposed budget. Mr. Redmond explained that the charge to River Tides will be calculated and collected at the end of the financial year and will be additional income at that time.

Mr. Redmond mentioned that the staff welfare fund has been created as a separate reserve and will be re-calculated annually.

Leave pay for the Estate Manager and his contract will be reassessed.

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

8. RESOLUTION TO APPOINT MPK CHARTERED ACCOUNTANTS AS AUDITORS

Mr J Home proposed that MPK Chartered Accountants be re-appointed as Auditors for the financial year 2021 to 2022, the motion was seconded by Mr. G Schulz.

9. RESOLUTION TO APPOINT PLETT PROPERTY MANAGEMENT AS MANAGING AGENT

Mr. Redmond proposed that Plett Property Management be re-appointed as Managing Agent for the financial year 2021 to 2022, the motion was seconded by Mr. G Schulz.

10. ELECTION OF TRUSTEES

The following Trustees was re-elected .

The board is:

Mr A Bradley Mr. R Webster Mr A Botton

Mr. S Julian and Mr B Thomas were newly elected as trustees.

Mr. Redmond was thanked for his leadership over the past few years. Mr. Sassin and Mr. Koch were also thanked for their contributions.

The newly elected board will appoint a Chairman via Round Robin.

11. CONFIRMATION OF DOMICILIUM CITANDI

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

12. GENERAL

12.1. Storm water drainage

Mr De Villiers felt that the storm water drainage must be investigated. He felt that the sloping speed bumps are aggravating the problem.

The new board of Trustees will obtain expert advice in this regard.

12.2. Water Basic charges

Mrs Du Plessis enquired about quantity of free water allowance. The meeting was informed that the basic charge covers 25 KL free water allowance per erf.

12.3. Weed encroaching on properties

Mrs. Legh through the Chairman felt that weed is encroaching on properties. The Estate Manager will be informed accordingly.

12.4. Dogs barking

Dogs barking at night is an ongoing problem.

12.5. Drain pipes to be covered

The drain pipes at House 34 must be covered once all the building has been completed.

12.6. Washing lines

It was reiterated that where possible washing line must not be visible and no washing will be allowed on fences.

12.7. Solar panels and water storage tanks

The possibility of installing solar panels and water storage tanks should be investigated. Mr. Sassin recommended the Mr Gerome Starkey, the resort architect for Brackenridge be approached for advice. Brackenridge Estate has embarked on installing solar panels on the roofs of homes.

12.8. Trimming of trees

Mr. Schulz informed the meeting that a certificate is required to trim trees. Milkwood trees are not allowed to be trimmed without a permit.

13. CLOSURE OF MEETING

There being no further items to be discussed, the meeting was closed at 14:30

Chairman

Date