

HOME OWNERS ASSOCIATION

SONNEVELD ATLANTIS CITY

MINUTES OF THE ANNUAL GENERAL MEETING HELD AT THE THABONG WEDDING AND CONFERENCE, PLOT 172, DENNE ROAD, RAND COLLIERIES, BRAKPAN ON WEDNESDAY THE 23RD FEBRUARY 2022 AT 6 PM.

PRESENT: AS PER ATTENDANCE REGISTER

	ACTION
1. NOTICE OF THE MEETING:	
<p>The notice of the meeting having been sent in the prescribed manner and there being a quorum of 59 members present or represented by valid proxy, the meeting was declared properly constituted and duly convened by Mr. Ruele.</p> <p>Mrs. Reddy advised that she had not received the notice of the meeting. Many owners present at the meeting advised that they too had not received the notice. Mrs. Kriek confirmed that the notice had been distributed to 245 recipients. The delivery report confirmed a successful delivery to 95.9% of the recipients, with only 58% of the recipients having read the notice.</p> <p>Mr. Reddy questioned the validity of the proxies provided. Following a lengthy discussion and with reference to the Memorandum of Incorporation of the HOA (MOI), it was agreed to proceed with the meeting. The members tabled a few proposals for the distribution of future notices to prevent the ongoing problem with the distribution and successful receipt of the notice and documentation, which proposals included the hand-to-hand delivery of the notice (to be signed for by the owner). Members expressed problems in downloading the attachments from the communications sent.</p> <p>Communications with the Chairperson was problematic as no-one was able to make contact with Mr. Ruele. A proposal was made that new members come on board to improve the effectiveness of the Home Owners Association.</p> <p>Selection Estates was requested to email to the members a copy of the MOI and Participation Rules for the Home Owners Association.</p> <p>Mr. Scott was requested to read the notice of the meeting.</p> <p>Following a brief discussion it was agreed that the notice be taken as read.</p>	
2. COMMITTEE MEMBERS REPORT:	
<p>Mr. Ruele resented the report of the Chairman to the members present.</p>	
3. MINUTES OF THE PREVIOUS ANNUAL GENERAL MEETING HELD ON THE 1ST DECEMBER 2020 TO BE READ AND APPROVED:	
<p>Mr. Scott was requested to read the minutes.</p> <p>A question was posed if the distribution problem experienced by Mr. & Mrs. Reddy had been resolved. Mrs. Kriek advised that the accounts programmer had been put in contact with Mrs. Reddy and assist in the setting up of the access to the owners account portal so that Mrs. Reddy was able to access all the information.</p> <p>Mr. Makhale proposed the approval of the minutes, seconded by Mr. Slabbert.</p>	
4. TO CONSIDER THE AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 28TH FEBRUARY 2021:	
<p>Mr. Scott advised that no queries had been received from the members prior to the meeting.</p> <p>Mr. Scott provided the members present with a brief overview of the Audited Financial Statements.</p> <p>Mr. Reddy requested a summary of the total outstanding levies year on year, what sum was recovered year on year, how much money was spent pursuing these arrear accounts in terms of legal fees and what success has the Body Corporate made to date.</p> <p>Mr. Kirsten proposed that consideration be given to the Auditor being present at the Annual General meetings to respond to queries and present the Audit to the members.</p> <p>Mr. Scott explained to the members that the arrear debt is being addressed on multiple avenues:</p> <ul style="list-style-type: none">a) The historical accounts originally taken over had been escalated to the High Court for actionb) Arrear levy accounts since October 2016 had been referred to CSOS (Community Schemes Ombud Service). Enforcement orders had been obtained and handed over to an attorney for same to be converted to a judgment and executed on. <p>A proposal was made for owners to be afforded the opportunity of having access to the monthly financial reports of the HOA. Mr. Ruele advised the members that all owners have the right to have sight of the records of the Home Owners Association. Mr. Scott advised the members that should any owner wish to have sight of the records, an appointment would need</p>	

<p>to be made with his office for the member to be granted access to all the expenses of the HOA. It was noted that the members would not be able to have sight of the billings of the owners as this would be a breach of POPI, however would be able to provide the monthly sum totals.</p> <p>Mr. Simelane proposed that the Audited Financials be approved as presented, seconded by Mr. Slabbert.</p> <p>The members requested that going forward, when presenting the audited financial statements to the members for approval, the Monthly Management accounts up to the date of the meeting should also be available.</p> <p>It was unanimously agreed that with immediate effect the Monthly Financial statements (expenditure vs income) be made available to all owners including a summary of outstanding debt, actions (in terms of total legal cases) and the recoveries.</p> <p>Mrs. Kriek advised that as a result of a number of members leaving the meeting, the HOA no longer had a valid quorum.</p> <p>In the absence of a valid quorum, the meeting was abandoned and closed.</p>	
There being no further business to discuss the meeting was closed at 8:47 PM.	

CHAIRPERSON: _____

DATE: _____