



Adar Gardens Homeowners Association

MINUTES OF THE ANNUAL GENERAL MEETING OF ADAR GARDENS HOMEOWNERS ASSOCIATION HELD IN THE PARK, ADAR GARDENS, VORNA VALLEY ON SUNDAY 6 JULY 2003 AT 11H00

1. PRESENT

As per attendance register.

2. IN ATTENDANCE

Mrs. Sharon Hall – Millennium Business Services cc

3. APOLOGIES and PROXYS

Apologies and proxies received are as per the attendance register.

4. WELCOME

The Chairman opened the Meeting by welcoming all the members. He confirmed that a quorum was present, the Notice of the Meeting having been sent out in the prescribed manner and declared the meeting duly constituted and open.

5. THE MINUTES OF THE PREVIOUS ANNUAL GENERAL MEETING

The minutes of the previous Annual General Meeting were approved. Proposed by Mrs. G Foster and seconded by Mr. F Bartlett.

6. CONSIDERATION OF THE CHAIRMAN'S REPORT

The Chairman read his report to the Meeting. Copies of the report are attached to these Minutes of the Meeting.

7. APPROVAL OF THE AUDITED FINANCIAL STATEMENTS

Millennium Business Services cc explained the income statement, and highlighted the following:

- Total income received for ordinary levies was R64,237.00.
- Sundry income of R600.00 was received for the preparation of clearance certificates.

- Total amount of R2,008.00 was received as interest on the investment account. It was noted that this amount would be subject to income tax.
- The total expenditure for the year was R85,031.00, with the biggest expenditure items being:
 - R43,175.00 – Maintenance, building and grounds, (R24,364.00 for Crew Cut garden services, R14,471.00 for repairs to the electric fence and intercom system).
 - Intercom system – R10 703.00. It was noted that there is a large percentage of homeowners who have their cell phones linked to the intercom system, which is pushing up the Telkom account substantially. A Telkom landline costs R0.48 per unit whereas cell phones cost R1.61 per unit.
- Total loss for the year is R18,158.00 before taxation.
- An amount of R27,187.00 for incorrect taxation was recovered from SARS.

After reviewing the financial statements, it was agreed by all members present that it was necessary to increase the monthly levy by R50.00. This increase was approved by majority vote, and will be implemented accordingly.

It was proposed that a surcharge of R10.00 per month be instituted for those residents who have a cell phone connected to the intercom system. The members present rejected this proposal. The Trustees will instead monitor the Telkom account on a monthly basis as the increased levy amount will cover the account.

8. THE APPROVAL OF INCOME AND EXPENDITURE FOR THE ENSUING YEAR

The Chairman presented a budget for the ensuing year and proposed that the levies be increased from R100.00 to R150.00 per month per unit. After a majority vote the Meeting accepted the levy of R150.00 per month.

9. TO APPOINT AN AUDITOR FOR THE ENSUING YEAR

The Chairman proposed that Haasbroek Steyn Chartered Accountants be retained as the accountants for the ensuing. Proposed by Mr. L Meyer and seconded by Mrs. S Hall.

10. TO APPROVE THE REMUNERATION OF THE AUDITOR

The Meeting approved the auditor's fees of R 3,420.00 for the next financial year.

11. ELECTION OF TRUSTEES

The Chairman confirmed that nominations had been received for Mr. F Bartlett, Mr. L Meyer, Mr. A Stephan, Ms. C Tointon and Mrs. G Foster. After nominations and acceptances, the following members were thereafter accepted as Trustees for the ensuing year by the Members:

- Mr. F Bartlett
- Mrs. G Foster
- Mr. L Meyer
- Mr. A Stephan
- Ms. C Tointon

12. DETERMINATION OF THE DOMICILIUM CITANDI ET EXECUTANDI

The Chairman proposed that the Domicilium for the Adar Gardens Homeowner's Association be that of the Administrator – Millennium Business Services cc. Mr. F Bartlett seconded this.

13. GENERAL

The homeowners discussed the water drainage problem on the far side of the boundary wall adjacent to the new development. It was agreed to approach the new development and request that proper and adequate drainage be installed on their side of the boundary wall.

The homeowners discussed the maintenance of the electric fence and the break-in at Unit 17, where the bricks were removed from the wall to allow entrance into the property. Mr. A Stephan assured all that the electric fence was well maintained and that it is being tested twice a day – morning and night. Mr. L Meyer noted that it was imperative that each homeowner look after their own property and security by using alarms, etc to improve the situation. Mr. A Stephan advised that Tactical Reaction would install an alarm system for free if a two-year contract was taken out.

The painting of units and uniformity of colours was discussed by the members present, and light and dark “bisque” were confirmed as the paint colours for Adar Gardens. It was noted that these colours should only be purchased from Prominent Paints – Midway Mews, as they have the correct shades for the complex. Any homeowner wishing to paint in the future is to contact Prominent Paints – Midway Mews in this regard. The Chairman noted that the Trustees would discuss the need for repainting of units with the homeowners concerned as required. It was noted further that wooden garage doors also need to be kept varnished and in a good state of repair.

It was proposed that a special levy be requested to cover the cost of employing exterminators to deal with the “ant problem”. It was decided that 3 quotes would be requested by the Trustees and the appropriate course of action taken. The Trustees will deal with the necessity for a special levy once the quotations have been received. Concern was raised by some residents that the insecticides used by the exterminators would cause harm to domestic animals, plants, birds, etc. The Chairman assured all homeowners that no action would be taken if there is any threat to the environment whatsoever.

There being no further business to discuss, the Chairman declared the Meeting closed at 12h00.

Minuted by: **SHARON HALL**
MILLENNIUM BUSINESS SERVICES

Approved by: **LOUIS MEYER (CHAIRMAN)**
ADAR GARDENS HOMEOWNERS
ASSOCIATION

(Registration No: 95 02063/08)

Trustees: L Meyer (Chairman), F Bartlett, N Bowie, D de Wit, S Raghubir, A Stephan, CJ Tointon.