



# 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 26 JUNE 2005 AT 11H00**

### **1. PRESENT**

As per attendance register.

### **2. IN ATTENDANCE**

Ms. Sharon Hall – Millennium Business Services cc

### **3. APOLOGIES and PROXYS**

Apologies and proxies received are as per the attendance register.

### **4. WELCOME**

The Chairman, Mr. L Meyer opened the Meeting by welcoming all the members. He confirmed that a quorum was not present and that we needed to look into changing the constitution as a 95% attendance was impossible. With a majority vote, it was decided that the meeting was to go ahead. The Notice of the Meeting having been sent out in the prescribed manner, the meeting was declared 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 Mr. F Bartlett and seconded by Ms. T Rehse.

### **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**

The financial statements ending February 2005 were presented, and the following comments made:

- Funds need to be transferred from the current account into the money market account. This balance should be R 50 000.00.

The financial statements were approved by the meeting. Proposed by Mr. Trollip and seconded by Mr. Stephan.

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

- Mr. Meyer presented a budget for the ensuing year and proposed that the levies be increased from R162.00 to R175.00 per month per unit. After a majority vote the Meeting accepted the levy of R175.00 per month, effective from 1 August 2005.
- There were also three “additional” items on the budget of the ensuing year:
  - Garden and park improvements valued at R 15 000.00  
To upgrade the park with benches etc, and to upgrade the entrance to the complex. Accepted by majority vote.
  - Casual Guarding valued at R 12 000.00  
This is in the effort to make the complex more secure. Specific times for casual guarding would be over Christmas, holidays, when the gate is un-operational, etc. Accepted by majority vote.
  - Exit mircom valued at R 15 000.00.  
The exit mircom would be installed inside the complex and would work exactly as the entrance works. Each unit would have to be linked to the mircom, and this would allow for visitors and domestics to phone the relevant unit to be allowed exit from the complex. Accepted by majority vote.

Two payment proposals were presented to the meeting: either to increase the monthly levy to R 256.00 per month or to introduce a special levy of R 900.00 to be paid over 6 months. A majority vote accepted a special levy of R 900.00 to be paid over six months, starting 1 August 2005.

## **9. TO APPOINT AN AUDITOR FOR THE ENSUING YEAR**

Mr. Meyer proposed that Haasbroek Steyn Chartered Accountants be retained as the accountants for the ensuing. Seconded by Mr. Bartlett.

## **10. TO APPROVE THE REMUNERATION OF THE AUDITOR**

The Meeting approved the auditor's fees of R 4 140.00 for the next financial year.

## **11. ELECTION OF TRUSTEES**

Mr. Meyer thanked the trustees for all their hard work and commitment over the past year. After nominations and acceptances, the following members were accepted as Trustees for the ensuing year by the Members:

- Mr. F Bartlett
- Mr. L Meyer
- Mr. A Stephan
- Ms. B Spencer
- Ms. C Tointon

## **12. DETERMINATION OF THE DOMICILIUM CITANDI ET EXECUTANDI**

Mr. L Meyer proposed that the Domicilium for the Adar Gardens Homeowner's Association be that of the Administrator – Millennium Business Services cc. Ms. Tointon seconded this motion.

## **13. GENERAL**

It was requested that each unit install an individual postbox for the delivery of the mail. Mr Bartlett will contact the Sunday Times as it carried an advert for postboxes. It was also decided that the garden service would be requested to distribute the mail on a weekly basis.

The garden service would also b requested to change their day to a Thursday which will then allow them to open the gate for the garbage collection. Mr Stephan will communicate with the garden service.

It was also noted that speed hump signs need to be installed at the entrance.

There being no further business to discuss, Mr. Meyer declared the Meeting closed at 12h30.

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

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