



Adar Gardens Homeowners Association

MINUTES OF THE ANNUAL GENERAL MEETING OF ADAR GARDENS HOMEOWNERS ASSOCIATION HELD IN THE PARK, ADAR GARDENS, VORNA VALLEY ON SATURDAY 4 JULY 2009 AT 09H30

1. PRESENT

As per attendance register.

2. IN ATTENDANCE

Ms. Sharon Hall – Millennium Business Services cc

3. APOLOGIES and PROXYS

Apologies - None
Proxies - B Spencer – unit 14

4. WELCOME

The Chairman, Mr. F Bartlett opened the Meeting by welcoming all the members. 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 by all at the meeting.

6. CONSIDERATION OF THE CHAIRMAN'S REPORT

The Chairman distributed and read the Chairman's report to the Meeting.

7. APPROVAL OF THE AUDITED FINANCIAL STATEMENTS

Mr. F Bartlett presented the audited financial statements for the year ending February 2009 to the meeting. The financial statements were accepted by the meeting without any queries.

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

Mr. F Bartlett presented the budget for the ensuing year and proposed that the levies be increased from the current amount of R 240.00 to R 250.00 per unit per month, the meeting agreed to the R10.00 rand increase per unit per month with effect from 1 August 2009.

It was agreed that at this stage there would be not special levy as the trustees were unable to assess the full extent of the security requirements after the 2 burglaries which occurred after the notices for the AGM had been sent out. It was agreed by the meeting that should a special levy be required, it with be communicated to the residents for comment.

9. TO APPOINT AN AUDITOR FOR THE ENSUING YEAR

Mr. F Bartlett proposed that the present auditors Haasbroek Steyn Chartered Accountants be retained as the accountants for the ensuing. Approved by all.

10. TO APPROVE THE REMUNERATION OF THE AUDITOR

The Meeting approved the auditor's fees of approx. R 6 000.00 for the next financial year.

11. ELECTION OF TRUSTEES

Mr. F Bartlett 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 – unit 9
- Ms. S Warnock – unit 29
- Mr. D Kropman – unit 36
- Mr. W Schnatz – unit 45
- Ms. S Tseeke – unit 48
- Mr. M Frank – unit 27

12. DETERMINATION OF THE DOMICILIUM CITANDI ET EXECUTANDI

Mr. F Bartlett proposed that the Domicilium for the Adar Gardens Homeowner's Association be that of the Administrator – Millennium Business Services cc. Accepted by the meeting

13. GENERAL

General items discussed were:

- The security trustee, Mr. D Kropman informed the meeting that after the burglaries at units 48 & 49 the trustees were, due to technical problems with the cameras, unable to get any evidence off the camera system, it was then agreed that the camera system be upgraded to a wireless system with greater memory. Although, after much debate in the meeting, Mr. D De Wit (Unit 49) was not in agreement with this, the work had already been done. The wireless system allows each and every resident, with a password to access the camera system and monitor what is going on at the gate. Mr. F Bartlett also made residents aware that the first line of defence is the gate and electric security fence, but the ultimate responsibility lies with the residents securing their home appropriately, and not allowing people into the complex either through the mircom system or through tail-gating. It was discussed whether or not domestic workers should receive ID tag, but was agreed in the meeting that it would be a fruitless exercise as no one was available to check the ID tags when people were entering the complex.
- The trustees need to do maintenance on the front boundary wall and the shed.
- The garden at the entrance outside the gate must be cut back due to visibility.
- The bin on the pavement outside the complex must be moved out of the line of vision.
- Jungle gym needs to be maintained – this is done by Fleetwood on an annual basis.
- Unit 45 must receive a quote to repair his driveway and install a French drain where JHB water has dug up but refused to come back and close it.
- Trustees to walk around and do an "inspection" of the units which need maintenance.
- It was suggested that the trustees put round concrete balls on the pavement outside the complex to prevent taxis from stopping and obstructing the view when trying to get out of the complex.

These items will be addressed by the incoming trustees

There being no further business to discuss, the meeting closed at 10h50.

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

Approved by: **FRANK BARTLETT**
ADAR GARDENS HOMEOWNERS
ASSOCIATION