



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 25 JUNE 2011, 9H30

1. PRESENT

As per attendance register.

2. IN ATTENDANCE

Ms. Sharon Hall – Millennium Business Services cc

3. APOLOGIES and PROXYS

Apologies - Nokuthula Dladla – unit 1
 Rakesh Rambirich – unit 21
 Sasha Peters – unit 32
 Andrew Mmbara – unit 42
 Derek Kropman – unit 36

4. WELCOME

The Chairman, Mr. J Hill 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

Mrs S Hall presented the audited financial statements for the year ending February 2011 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

Mrs S Hall presented the budget for the ensuing year and proposed that the levies be increased from the current amount of R 275.00 to R 350.00 per unit per month, the meeting agreed to the R75.00 rand increase per unit per month with effect from 1 July 2011.

The special levy of R1 125.00 was approved by the meeting and payable over a maximum of 9 months being R 125.00 per month, this special levy would cover the installation of a geo drain from unit 8 to 18.

9. TO APPOINT AN AUDITOR FOR THE ENSUING YEAR

Mrs S Hall 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 7 000.00 for the next financial year.

11. ELECTION OF TRUSTEES

Mr. J Hill 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:

- Ms. M Delport - Unit 50
- Mr. J Hill - Unit 24
- Mr. A Mmbara - Unit 42
- Ms. S Tseeke - Unit 48
- Mr. C Forbes - Unit 37

It was noted that E Pieterse from units 4 & 34 would be willing to help where needed.

12. DETERMINATION OF THE DOMICILIUM CITANDI ET EXECUTANDI

Mrs S Hall 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:

New projects:

- The only new project that the trustees proposed and presented to the meeting was the installation of the geo drain from unit 8 to 18. Mr J Hill went into great detail explaining to the meeting the necessity in installing the drain; after much discussion the project was agreed to and approved by the members present at the meeting.
It was also explained to the meeting that the same contractor will be used to do the geo drain between units 8 and 18 as the contractor who did the drain on the bottom road. The reason for this being that the work which they have done was to the satisfaction of the trustees, the quote which was received by them for the second drain was within the same price range as the one received for the first drain, and they have proven that the drain they installed is working correctly. These points were considered, agreed and accepted by the members present and the installation of the geo drain will be scheduled to be started within the next few months.
- The members present requested that for any future work that need to be done, the trustees must receive 3 quotes which should be made available to the members should they want to see them – this was accepted and agreed by the trustees.

Security:

- It was confirmed by Marlene Delport that TRS does do random patrols through the complex throughout the night either on foot or with a patrol vehicle.

- Should any resident have a problem with TRS they must please report it to Marlene Delport – the security trustee – 073 954 7155.

Maintenance:

- It was confirmed that Johannesburg roads has been contacted regarding the repair to the roads within the complex.
- Unit 43 Rajiev Ramlall enquired about the working of the exit loop/key pad system. It was explained that the two systems; the inside and the outside systems do not “speak” to each other and the inside system needs to be upgraded, the cost to upgrade the system is around R26 000.00 and when the survey went to the residents requesting them to prioritise the projects for the new year, the exit loop / system was not seen by the residents as a priority, therefore the trustees have not investigated it any further. The members of the meeting requested that the “project” be re-opened and the new trustees relook at it.

General:

- Frank Barlett requested that the trustees investigate installing a bin the in park area, Marlene Delport has already looked into it and it will be actioned within the next few months.

There being no further business to discuss, the meeting closed at 10:40

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

Approved by: **JEFF HILL**
ADAR GARDENS HOMEOWNERS
ASSOCIATION