



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 21 JULY 2012, 9H00

1. PRESENT

As per attendance register.

2. IN ATTENDANCE

Ms. Sharon Hall – Millennium Business Services cc

3. APOLOGIES

Apologies - Unit 3

4. PROXYS

Unit 03	-	L Gray
Unit 11	-	E Nienaber
Unit 46	-	J Jafta
Unit 21	-	R Rambirich
Unit 29	-	S Warnock

5. WELCOME

The Chairman, Mr. J Hill opened the Meeting by welcoming all the members. The Notice of the Meeting were confirmed to be sent out in the prescribed manner, he also confirmed that there was not a quorum present, the quorum of members to be present at an AGM is 95% of the owners, although there was not a quorum present the members present (30 owners) at the meeting agreed that the meeting should go ahead and the meeting was declared open.

6. THE MINUTES OF THE PREVIOUS ANNUAL GENERAL MEETING

The minutes of the previous Annual General Meeting were approved by all at the meeting.

7. CONSIDERATION OF THE CHAIRMAN'S REPORT

The Chairman distributed and read the Chairman's report to the Meeting. – The chairman's report will be attached to these minutes

8. APPROVAL OF THE AUDITED FINANCIAL STATEMENTS

Mrs S Hall presented the audited financial statements for the year ending February 2012 stating that due to the unforeseen expenses, i.e. Repairs to the boundary wall, installation of the new intercom system etc we ran at a loss of R 48 000.00. The unexpected expenditure need to be funded from the saving account which has now been depleted and needs to be replenished. The financial statements were accepted by the meeting.

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

Mrs S Hall presented the budget for the ensuing year and proposed that, as per the proposed budget in the AGM pack the levies be increased from the current amount of R 350.00 to R490.00 per unit per month. The trustees have also proposed that should any residents have the means of paying the levies annually in advance in full by the 30 September 2012 a 5% discount will apply.

Mr K Moodley unit 28 challenged the budget feeling that there was unnecessary expenditure accounted for in gardens and in security. Mrs S Hall took the meeting through these items in greater details:

Security:

R 4664.58 - this amount covers the new contract which will be entered into with TRS where TRS will visit the complex twice at night and once during the day 365 day of the year.

R 1118.25 - is for the contract which we have with TRS to cover the monitoring of the complex electric fence.

Gardens:

R 2589.06 – this amount is for the garden service which comes to Adar Gardens on a weekly basis to maintain the common property.

R 2311.32 – this amount is for all other maintenance which needs to be done throughout the year i.e.: cutting back of the vegetation from the electric fence, purchasing of plants and compost, any painting that needs to be done around the complex, (entrance gates, guard house, etc.) and generally keeping the common areas looking nice.

Mrs S Hall also mentioned that although we do have a surplus in the budget of

R 3421.00 per month, that needs to go towards replenishing the savings account. It was noted by Mr F Bartlett that the HOA should have a minimum of at least 5 months of our monthly expenses sitting in the savings account (approx. R115 000.00).

After much debating the budget was accepted by the meeting and the amount of R 490.00 per month from 1 August 2012 was been approved.

Mr J Hill then presented the special levy of R 1 728.00 per unit payable over 6 months for the repair and resurface of the roadway. The meeting felt that with the large increase in the levies they were unable to accept the special levy of R 288.00 per month for 6 months. It was agreed by all that the trustees will go back and re investigate this item and revert back to the members by way of an email vote. The solutions which will be investigated are:

- Paying the special levy over a longer period of time
- Accumulating the amount needed to repair the road over two years
- Doing only a repair job where absolutely necessary

10. 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.

11. 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.

12. ELECTION OF TRUSTEES

Mr. J Hill thanked the trustees for all their hard work and commitment over the past year, he also thank Shirley Warnock unit 29 for the work she has done with the gardens 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. Z Pitse | - | Unit 44 |
| • Mr. C Forbes | - | Unit 37 |

Of which:

- Mr J Hill
- Mr A Mmbara

Will remain the registered Directors on the section 21 company for Adar Gardens

13. 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

14. GENERAL

General items discussed:

- It was requested by all the meeting that the articles of the HOA be changed from a quorum of 95% to the full committee plus 10 members – this will be done by the trustees before the next AGM.
- Mr R Bhagwanadeen unit 12 mentioned that it may be possible with the correct help to get the municipality to repair and resurface the roadway – this was noted by the trustees and Mr Bhagwanadeen has agreed to help the trustees in this matter.
Ms T Dladla unit 1 asked if the residents would be refunded the special levy should we be able to recover the monies from City of JHB – the meeting felt that should we get the money back from City of JHB it should be left in the saving account to cover future projects.
- The swing on the metal jungle gym has broken off - Mr B Delpont unit 50 has offered to fix it for us.
- Ms B Spencer unit 14 said that after the geo drain had been installed the paving has not been put back very well – Mr J Hill will investigate.
- Mr R Bhagwanadeen unit 12 thanked the trustees for the work they are doing although it has been a challenge the residents are grateful. He also mentioned that he has scrutinised the budget and is happy with it, and mentioned that we could look to the Adar Gardens community for help with things that needs to be done. He also requested that the trustees look into having a bi annual meeting to discuss the finances of the HOA.
- Mr F Bartlett unit 9 and Ms A Van Der Westhuizen unit 40 thanked the trustees for all they have one over the past year.

There being no further business to discuss, the meeting closed at 11:10

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

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