

LA VERITAS HOME OWNERS ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETING HELD AT THE PROTEA VALLEY CHURCH ON

14 OCTOBER 2021 AT 18H30

Present: Forty Two (42) owners by proxy or in person, as per the attached attendance register.

Apologies: None

1. Welcome

Max Ilre the Chairperson, welcomed the members present.

2. Confirmation of the minutes of the last AGM held on 10 November 2020

The previous AGM minutes were accepted by the members present.

Proposed : Emil Scheepers

Seconder: At Neethling

3. Chairman's report

Max Ilre read out his report, as attached.

4. Determination of the domicillium citandi et executandi of the HOA

The proposed determination and approval of the domicillium citandi et executandi of the Home Owners Association as being: *c/o Nolands Chartered Accountants, Unit 12 Canal Edge 1, Carl Cronje Drive, Tyger Waterfront, 7530, was approved by the members present.*

5. Appointment of auditors for the year ending 28 February 2022.

The members present approved the appointment of IJ Smith & Co.

6. Approval of the Audited Financial Statements for the year ended 28 February 2021

Johnny Cozzi presented extracts from the Annual Financial Statements. He highlighted that the Estate is in a good financial position.

After discussion, the financial statements were approved by the members present.

Proposed : At Neethling

Seconder: Paisley Downing

7. Approval of the budgeted Income and Expenditure for the financial year ending 28 February 2022

The 2022 Income and Expenditure budget was presented by Johnny Cozzi and he highlighted the special levy projects as per the budget. The road repairs were done in the 2021 financial year and the wall repairs and entrance upgrade in the 2022 financial year.

Proposed : Johnny Cozzi

Seconder: Johan de Kock

8. Discussion of levies as from 1 September 2021

The proposal to increase levies to R 1,060 p/m (4%) was unanimously approved by the members present.

9. Discussion around proposed new House Sale Procedure.

Over and above the transfer inspection that is done by Van Riebeeckshof Master HOA to ensure that a property is in line with the municipal approved plans the La Veritas trustees will do a compliance inspection to ensure the house meets the standards of the estate. If all is in order the chairman will sign off the La Veritas transfer request.

10. Resolution regarding cameras.

The installation of cameras was discussed. Quote of R135 000 received to install 10 cameras around the estate. Concerns were raised by some owners that the running cost of the cameras will cause high levy increases in the future due to maintenance, monitoring fees and electricity usage.

Floodlights instead of cameras was also suggested.

Final outcome of discussion was that more research needs to be done.

11. Discussion re roaming cats on the estate.

Owners of pets has been requested to be considerate towards their neighbours and to clean up after their pets when taking them for walks in the estate.

12. Presentation of updated estate rules.

A few changes have been made to the rules, see attached rules addendum A page 34 and 35.

Owners to take note of the transgressions that could lead to fines, see page 32 and 33 of rules.

13. Introduction of visitor/contractor QR code system.

The trustees are currently investigating QR codes to allow visitors/contractors entrance into La Veritas. Owners can download the At the Gate app on their phones, see attached user manual for android and IOS phones.

14. Election of the Trustees up to and including the next Annual General Meeting.

The following members were elected as trustees:

Max Irle

At Neethling

Gerhard Van der Merwe

Johnny Cozzi

Johan de Kock

15. Closure

As there was no further business to be discussed, the meeting closed at 20H05.