

## La Veritas Homeowners Association.

### **Chairmans Report 2023.**

We have reached the end of another financial year where we once again needed to consider load shedding before deciding on an AGM date. The good news is Covid seems to have abated.

The past 12 months under consideration has seen the trustees focus their attention mainly on maintenance. I foresee the next few years being the same, in fact it is likely to increase, and consideration will need to be given to the structure, be it Trustees or Employed staff to ensure the Estate is geared to deal with the items associated with an Estate that is over 20 years old.

This was raised at the 2022 AGM, and MR Cozzi raised it in his financial overview and once again refers to it in his report.

#### **GARDENS.**

When we look at the focus in more detail for the past year it has been improving the curb from the church to the entrance by planting new lawn, enhancing the look by building cement planter boxes around the trees. We now need to build on this area during the upcoming season.

The entrance garden is now also entering its 3<sup>rd</sup> year and ready for more attention. All the sprinkler systems were upgraded, and the benefits should be seen this summer.

We have 3 very nice garden areas and I believe that if we can find someone with time and a love of gardens and give them the responsibility to work alongside the Estate Manager and trustee for environment, I believe we can improve even more. The small and big circles are looked after by Felicity and Yvonne respectively, but the Entrance needs someone.

#### **GENERAL MAINTENANCE.**

The Estate is now in need of a dedicate plan and focus to look at the common property of the estate and see what the needs are.

#### **GENERAL.**

During the past 2 years the trustees have embarked on a programme to introduce what was termed as seconds and non-trustees. Nardo Swart has sat in as a trustee in waiting and with this in mind he will take up the post of trustee for environment-properties.

ELCA Walters also came on board as a non-trustee and taken over-all on-site administration such as fingerprints, ATG app and documentation. Elca along with Gerrit the estate manager now has an introduction programme for all new owners and tenants to facilitate a smooth introduction into the estate.

I believe there is merit in pursuing this approach to enhance the estate and assist the trustees.

#### **PROPERTIES.**

### **ESTATE CONTACT NUMBERS**

**Managing Agent:** 021 943 4340 / **Gerrit Van Zyl (Estate Manager):** 084 566 8226 / **Guard House:** 068 028 9240

# LAVERITAS

## E·S·T·A·T·E

The past 4 or so years has seen around 17 houses sold and many of them renovated at a cost or between R500k and R1.2m. I believe there will be more focus on renovations going forward and more challenges will arise as properties get older and the current architectural look is challenged.

68% of the properties has been painted in the 2018 colour palate.

There are 14 homes with solar panels and several with battery backup systems. Residents are reminded to complete the necessary documents prior to commencement.

### TENANTS.

We have 20 tenanted properties and have had around 35 new tenants over the 4-year period. This has also brought some challenges. Owners are urged to ensure reference checks and criminal checks are carried.

### CONCLUSION.

I would like to thank the trustees for their hard work during the year. It has been a pleasure to serve with a group that supported one another when necessary and adding input if required.

A special thank you to Eugene Marsicano for his generous donation of electrical equipment that will allow us to improve our surveillance system in the future.

A thank you must also go out to Gerrit van Zyl-Estate Manager, Elca Walters-Admin, Yvonne and Felicity-Gardens for the work that they have put in during the year.

We must also say a big thank you to Anel, Dorene and Jeremy in London from Nolands, our Managing Agents, for the outstanding service they provide.

I will be stepping down as a trustee at the AGM and would like to wish the incoming trustees all the best for the new year.

A big thank you to the residents who have supported me over the past 3 years.

Max Irle,  
Chairman.  
LVHOA.

### TRUSTEE OVERVIEWS.

#### LEGAL & COMPLIANCE. JOHAN De KOCK.

1. Very few incidents of rule transgressions.
2. Owners responded positively to the painting of their homes.
3. Speed camera experiment made everyone aware of speeding, but residents felt it was unnecessary to install camera/speed bumps.
4. Changes in night time deliveries seem to be working well, reducing the risk of incidents.

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## **SECURITY-OPERATIONAL. Bian Vermaak.**

On the security front, we saw a few changes over the past year. At Neethling stepped down after having served La Veritas for many years and for the last 2 years looked after Security-admin. This was mainly to allow the trustees to call on his extensive knowledge of the Estate. At sadly passed away recently and will be missed by all.

The guarding services were moved from Halt to Xone Integrated Security. Our guards gladly transferred to the new security firm to continue their loyal service to the residents of La Veritas. The armed response unit was furthermore transferred to Civil Defence Force (CDF) taking care of daily voluntary vehicle patrols inside the estate and providing backup to the guards in the gatehouse as well as their responsibility for the perimeter alarms.

The inverter battery back-up system was replaced and upgraded to ensure the electric fence and security camera system remains on 24/7. The security cameras at the gate were furthermore upgraded and additional cameras added.

Lastly the monitoring TV in the gatehouse was also upgraded to ensure the guards have an optimal monitoring advantage to keep the residents safe from any unwanted visitors.

## **FINANCES. Johnny Cozzi.**

Audited financial statements for the year ended 28 February 2023, together with the budget for the 2024 year are attached. Having regard to the numbers.

The estate generated a small surplus of R19 409 for the year, this compared to the budget forecast of R6 568.

The break-down of expenses and the movement on previous year may be summarised as per below.

|                     | Feb-23             |  | Feb-22             |  | Movement     |
|---------------------|--------------------|--|--------------------|--|--------------|
| Administration fees | R 28 848           |  | R 31 750           |  | -9.14%       |
| Security            | R 681 159          |  | R 660 234          |  | 3.17%        |
| Insurance           | R 41 872           |  | R 38 651           |  | 8.33%        |
| Management fees     | R 106 280          |  | R 101 043          |  | 5.18%        |
| Estate manager      | R 85 900           |  | R 81 000           |  | 6.05%        |
| Maintenance         | R 187 709          |  | R 168 733          |  | 11.25%       |
| Municipal charges   | R 125 979          |  | R 132 682          |  | -5.05%       |
|                     |                    |  |                    |  |              |
|                     | <b>R 1 257 747</b> |  | <b>R 1 214 093</b> |  | <b>3.60%</b> |

The overall increase was limited to 3.6%, with maintenance showing the largest increase at 11.25%.

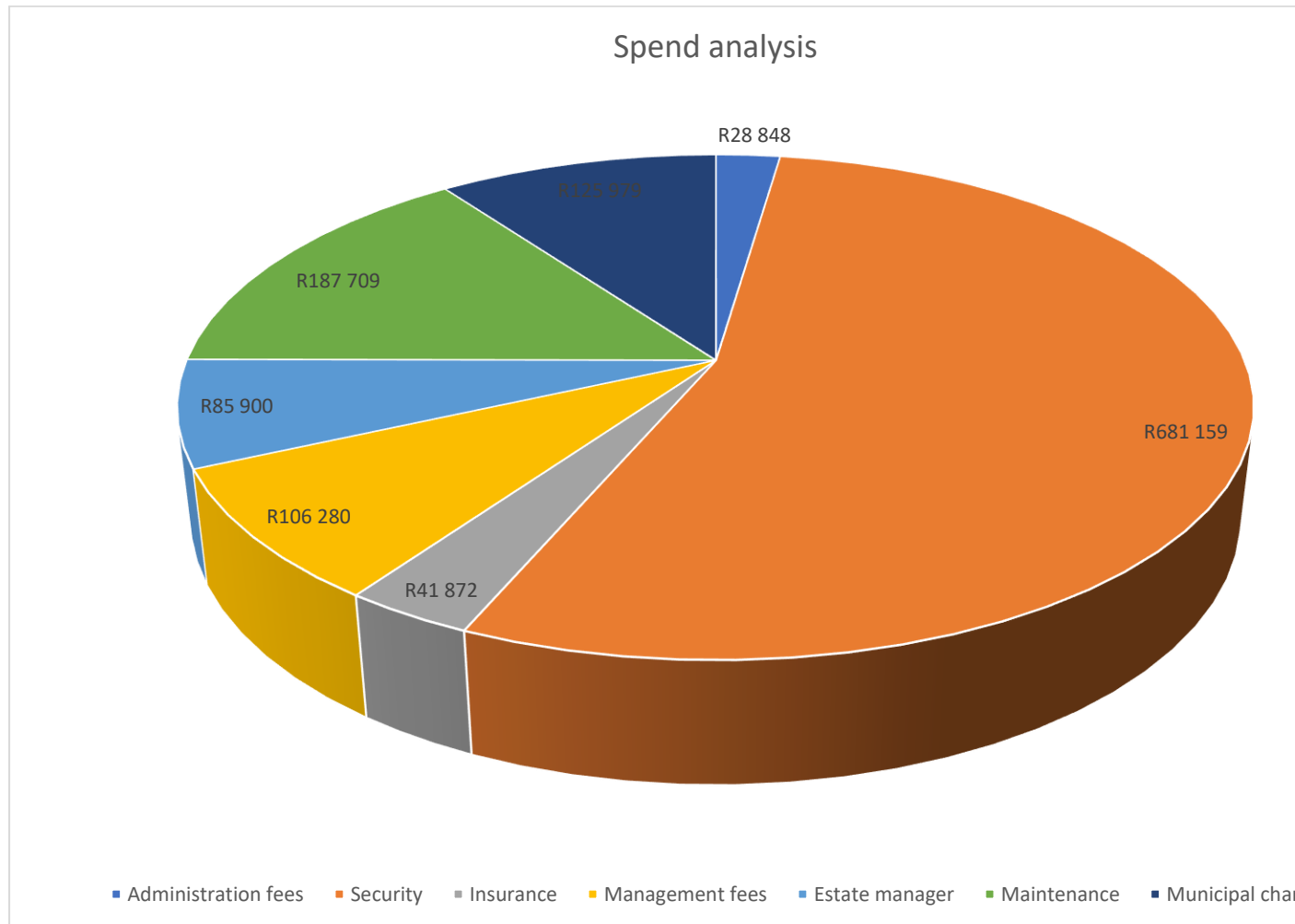
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## E·S·T·A·T·E

Below is an analysis of the estate spending, with security eating up 54% of the pie, followed by maintenance at 15%.



The total reserves on hand at February 2023 amounted to R814 723 or R8 760 per household.

We anticipate a surplus of R20 400 for the 2024 year.

The levy was increased on 1 September 2023 from R1 145 to R1 260, an effective increase of 10%.

Considering the age of the estate, members must prepare themselves for above inflation increases going forward.

The 2024 budget makes provision for three long term capex spends, namely:

- 1) Camera upgrades R16 925
- 2) Lithium battery backup to mitigate load shedding R41 204
- 3) New water valves and fire hydrants approximately R60 000

The rest of the line items do not require embellishment and members are assured that the trustees are continuously working at extracting maximum benefit for members.

Members are once again commended for the timely payment of their levies. We must also note the valuable support received from Nolands, with a special mention and thanks to Anel and Dorene.

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