

LA VERITAS

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MINUTES OF THE ANNUAL GENERAL MEETING HELD AT THE PROTEA VALLEY CHURCH ON 26 OCTOBER 2023 AT 18H30

Present: Forty (40) owners by proxy or in person, as per the attached attendance register.

Apologies: None

1. Welcome

Max Irle, the Chairperson, welcomed the members present.

2. Confirmation of the minutes of the last AGM held on 11 October 2022

The previous AGM minutes were approved by the members present.

Proposed: Emil Scheepers Seconder: Nigel Filer

3. Chairperson's report

Max Irle highlighted the following:

- He stated that it should be everyone's objective that we maintain standards to ensure that the estate is considered a premier estate to reside in.
- He stressed the Estate being 22 years old and that more maintenance will be required in future.
- New water shut off valves and fire hydrants were installed which was an unbudgeted but necessary expense of approximately R60 000.
- The electricity supply to the estate common areas has been changed to prepaid resulting in a significant saving on the monthly electricity cost. Thank you to Bian Vermaak who arranged and managed this project.
- La Veritas will enjoy savings in electricity and water due to the installation of LED lights, water tank usage and sprinkler timer efficiencies.
- Elca Walters has assisted 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 have an introduction programme for all new owners and tenants to facilitate a smooth introduction into the estate.
- Residents were encouraged to download the ATG app and register.
- The website has been updated and the Whatsapp group is set up. Email will still be the main communication platform to send out important communication.

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, Regus Offices, First Floor, Willowbridge Centre, Carl Cronje Drive, Bellville*, was approved by the members present.

5. Appointment of auditors for the year ending 28 February 2024

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

Proposed: Paisley Downing

Seconder: Johnny Cozzi

6. Approval of the Audited Financial Statements for the year ended 28 February 2023

Johnny Cozzi presented extracts from the Annual Financial Statements.

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

Proposed: Felicity Neethling

Seconder: Gerrit van Zyl

7. Approval of the budgeted Income and Expenditure for the financial year ending 28 February 2024

The 2024 Income and Expenditure budget was presented by Johnny Cozzi and he highlighted that security remains the highest portion of total expenditures. Reserves remain healthy.

8. Consideration of levies as from 1 September 2023: Proposed that the levy increase to R1,260 per month per owner which constitutes a R115 per month increase

Johnny Cozzi stressed that the 10% levy increase was higher than inflation and explained the reasons for the proposed increase. He also highlighted that the estate is requiring more maintenance.

The members present then unanimously approved the new levy. There were no objections raised

9. Election of trustees up to and including the next AGM

The following members were elected as trustees:

Bian Vermaak

Johnny Cozzi

Nardo Swart

10. General

10.1 Rule amendments

Max Irlé advised members present of the following Rule changes:

Addition to the Rules:

Reference	Details
2.2.6	Household maintenance, (e.g. mowing the lawn etc.) should be undertaken between the following hours: Mondays – Fridays: 07h30 – 18h00 Saturdays: 08h00 – 18h00 Sundays: Not allowed Changed to: Household maintenance, (e.g. mowing the lawn etc.) should be undertaken between the following hours:

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	Mondays – Saturdays: 07h30 – 18h00 Sundays & Public Holidays: Not allowed
2.2.7	With the exception of emergency repairs and domestic help (including gardeners), building contractors (e.g. builders, painters, carpenters, garden services, pool maintenance services etc.) are not allowed on the Estate after 17h30 or on Sundays or public holidays. Changed to: Only emergency repairs (water & electrical), medical emergencies and caregivers are allowed on the Estate after 18h00 and on Sundays and Public Holidays. Domestic workers, gardeners and contractors (e.g. builders, painters, carpenters, garden services, pool maintenance services, dog walkers, etc.) are not allowed on the Estate after 18h00 or on Sundays or Public Holidays.
Annexure A 7.4.7	Casual workers (domestics and gardeners) will only be allowed access to the Estate during the following hours: Weekdays (Monday – Friday): 07h30 – 18h00 Saturdays and Public holidays: 08h00 – 17h30 Sundays: Not allowed Changed to: Casual workers (domestics and gardeners) will only be allowed access to the Estate during the following hours: Weekdays (Monday – Friday): 07h30 – 18h00 Saturdays: 07h30 – 18h00 Sundays and Public holidays: Not allowed
Annexure A 7.4.8	Changed finishing time to 18h00 vs 17h30.

10.2 Thanks

Max Irle thanked all his fellow trustees for their time and effort in the past 3 years that he had been chairperson. He also thanked At Neethling who sadly passed away, for his lengthy service as a trustee and that he was honoured to have worked with him. At had so much knowledge to share with Estate matters and will be missed.

Emil Scheepers thanked Max Irle for his leadership and outstanding service as chairperson over the past 3 years.

Thanks were also conveyed in respect of services rendered to La Veritas during the year by Nolands, Felicity, Yvonne, Elca and Gerrit Van Zyl.

12. Closure

As there was no further business to be discussed, the meeting closed at 20h00.