

WESTBROOK ESTATE HOMEOWNERS ASSOCIATION

MINUTES OF AGM HELD AT UNIT 2084 WESTBROOK ESTATE 31ST OCTOBER 2009

Meeting commenced at 14:15 chaired by Gregory Rockman Carol Crocker taking minutes.

Apologies and proxies

Proxy Spoelklippies CC and John Simpson represented by Ruth Dzviti

Proxy Moses Msizi represented by Gladstone Reason Mkhathwa

Proxy Stanley and Mrs M.L. Mbokodo represented by Elias Mabena

Members present:

Mfanafuthi Gama

Andria Dryden

Cyprian Maphanga

Khumbula Masinga

Christopher Buyskes (Dunloos Trust)

Neshan Pillay

Dion Nannoolal

Ruth Dzviti

Betino Magaia

Vuyo Mini

Sohlanganisa Elias Mabena

Sibusiso Jele

Mashila Malungani

Adrian Wilcocks

Salone Govender

Antonio Rodregus

Nonhlanhla Pricilla Kobe

Thembinkosi Mark Cele

Karl Schuttler

Gunter Schuttler

Muyrandzi Dobo

Gladstone Reason Mkhathwa

Bubesi (Christopher Buyskes)

Langcef Trust (Gregory Rockman)

Minutes of previous meeting and financials held in 2008 could not be presented as there were recorded but could not be traced in the previous estate manager lift.

Draft financials were not approved. Appointment of Auditors, members felt it was time for change and to appoint new Auditors. It was agreed that 3 quotes must be presented to the board by 7th November 2009 and the board to decide on 1 by 15 November 2009, if nothing received or not 3 quotes then the old Auditor will be appointed.

Questions were asked about the proposed budget. Christopher Buyskes explained that the proposed budget was made up by himself based on the income and expenditure.

The members were advised that there are 3 pending court cases against Westbrook Homeowners association.

- 1) Dominicum Properties – Ian Bardenhorst.
- 2) Itebohe Security – Moeketsi S Lehoko.
- 3) Johannesburg City Municipality:- Water.

Chairperson opening meeting to the floor:

- 1) For the future year 2009-2010:- transparency in the books and running of the Estate.
- 2) Legal Matter as mentioned above.
- 3) Developer's costs:- Christopher Buyskes has written off R1.5mil owed to him by the homeowners association. Association owes the Developer nothing.
- 4) It was agreed that the garden service contract must be cancelled with immediate effect.
- 5) Casual labour wages:- Casual labour function is to keep the estate entrance and estate neat and tidy.
- 6) Mr. Schuttler suggested that we have a reserve fund for maintenance of park and perimeter walls that must be maintained.
- 7) The guard house has a new system that records the house number on the monitor and then stores the info for insurance purposes.
- 8) It was suggested that the Estate Manager correspond with the members when a new security service is introduced as an upgrade. It was suggested that this gets placed on the web site, this was opposed as the web an open site and then the general public will have access to this information. The Estate Manager was advised that the response time of the guards is not good enough.
- 9) Estate insurances must be reviewed Christopher put into a motion to move and Cyprian seconded.
- 10) Estate Managers position was opposed by Reason and Vuyo wanting the position advertised. The decision to appoint Mrs Carol Crocker as the estate manager was taken by the previous board of directors.
- 11) Reason suggested that there be sub committees appointed. Muyrandzi Dobo and Portia Malungani will be part of subcommittee to deal with financials and dissolve after work completed.
- 12) New auditors to be presented to the board by 7th November 2009
- 13) New Directors:-
Christopher explained that in accordance to the constitution 7 directors are elected of which the developer nominates 4 seats during the development phase and 3 seats are open to the home owners, the 3 directors nominated by the home owners must resign automatically after 2 years. The following were elected as directors:-
Gladstone Reason Mkhathshwa
Adrian Wilcocks.
Nonhlanhla Pricilla Kobe
Salona Govender
Gregory Rothman
Vuyo Mini
Christopher Buyskes.

Financials

The draft financials were then scrutinized and the floor suggested that the financials were incorrectly prepared for the period 2007/2008, It was then suggested that a statement be reconciled with levies

collected from 1 March 2007 to 28th February 2008 and be presented to a special AGM to take place on or before the 15th December 2009.

Prior to this special AGM the homeowners requested that the new directors revise and finalise the financials.

Levies

The matter of raising levies was discussed and proposal by Karl Schuttler to raise the levies to R950.00 per month. Seconded by Adrian Wilcocks and Betino Magaia. it was suggested that this raise be postponed until the financials were scrutinized by the board.

The home owners were advised that all complaints concerning the Estate must be directed to the Estate Manager.

Meeting adjourned at 17:11