

MINUTES OF SPECIAL GENERAL MEETING HELD ON 12TH DECEMBER 2009

VENUE: THE PARK AREA.

MEETING COMMENCED 14H45

Chairman welcomed everyone

1 Proxy -Stanford Mbokodo

Vuyo Mini – Moses Msizi and Kaizer Tsotetsi

2. Members Attendance

Vuyo Mini (Chairperson)

Andrew Parrott

Arendra Munthree

Bubesi Investments (presented by Chris Buyskes)

Bubesi Investments (2372,2106,2109,2114,2131,2132,2133,2134,2142,2143,2144,2145,2379.)

Dayalan Naidoo

Dunloos Trust (2064,2357,2065,2368)(presented by Chris Buyskes)

Kris Pillay

Fanile Shongwe

Gunter Schuttler

Jacques and Maritza le Grange

John Simpson

Karl Schuttler

Ruth Dzviti (2084,2093)

Mashila Malungani

Matimba Macebele

Munyaradzi Dobo

Neelay Pillay

Poohendran Reddy

Salona Govender

Shane Chetty

Spoelklippies (John & Sharon Simpson)

Priscilla Kobe

Willem du Plessis

Adrian Wilcocks

Collins Amankwah

Siya Sigcau

Antonio Florenca

There was an objection by a member requesting that the Estate Manager should not be asked to take the minutes this was not seconded, and the Estate Manager continued with the minutes.

3) Confirmation of Minutes AGM 31st October 2009

Page 1 the spelling of Mr Dobo name incorrect

Page 2 Point 10 The proxy by Mr Msizi and Mr Tsotetsi was never party to the agreement and wants to be disassociated with the Estate Manager. The discussion about Estate Manager was placed under general.

Page 2 Point 13 New directors, Constitution and nomination of directors.

Mr Simpson pointed out that the repairing of the roads was not reported on at the AGM.

4 Auditors/ Audit

The previous auditors did the draft audit for the 2008/2009 financials on information that was given to him from the quick books program on the Estate Managers computer. It was explained to the members that the directors together with the Estate Manager was reviewing bank balances for the auditor to finalise the matter. The members requested a full report by the end of January 2010 regarding 2008/2009 audit report.

Ruth Dzviti is subcommittee investigating if we could do a forensic audit on the previous Estate Manager, a report must be given to the directors before the end of January 2010.

Chris asked the chairperson to place on record that he did believe that any money is missing; Ian Badenhorst is 100% honest, John seconded Christopher's statement.

Mr Dobo requested that we accept the audit report as is as we do not benefit from bringing up the old audit. No outside third party should be brought in and we should move forward.

The members are happy with Priscilla and Salona doing a month to month account on present proceedings.

A request to have proper financial statements to go back 6 months and the members to be informed.

5 Financial

The directors have had a look at the last 6 month cash flow with the income and debtors there is a shortfall of R26000.00 and the vote for an increase of levies is based on reality.

Suggestions to Members not paying:

1. Notices are written giving fair chance to pay before any legal action.
2. Legal action to be taken on the 45 members not paying
3. Statement to be slid under the door.
4. Water meters to be read and billed by the Municipality.
5. Hand over all debt 2 month and more to a collection agent.

6 Vote on levies

It was voted that the levies to be raised to R1000.00 pm seconded by Andrew Parrott. Increase to be implemented from the 1st January 2010.

Suggestions to cut costs:

1. On the issue of debt collection Estate Manager to give a monthly report.

It was requested that another SGM on only financials be called in the New Year.

7 Feedback on canceling contracts

The subcommittee has reviewed the contracts and had a meeting with the garden service. The outcome was that the contract is binding but John has agreed to add extra services without increasing the price.

A subcommittee was formed to review the contracts again in an effort to reduce costs for the Homeowners: Kris 2112, Mpho 2375 Attie 2137.

8 Security:

Due to the amount of break-in's that have occurred over the past weeks home owners were to be more vigilant and to test their alarms.

9 General:

A report was read out about the Estate Manager that was written by Moses Msizi and Kaizer Tsotetsi (Ex Directors) on a proxy that was given to Vuyo Mini. Chris Buyskes has requested a copy of the report.

The meeting was adjourned

Vuyo Mini
Chairperson.