

Minutes of Num-Num AGM held 12 April 2013 at Shell Truckport Conference Room

1. Welcoming

The Chairman welcomes everyone to the meeting and adds that the meeting will be in English to accommodate the people who don't understand Afrikaans. Francois van As opens with prayer.

2. Introduction

Every member gets introduced.

3. Presence and excuses

The attendance list is signed by all (available in minute book)

Excuses:

Beyers van der Merwe

Jorg Mittendorf

Pieter Conradie

Marili Eksteen

Guy Gore

Minette Bruyns

RGP Trust

Marius Ferreira

4. Minutes: AGM 2012

Minutes approved by: Erena Jacobs

Seconded: André Nel

5. Changes to Architectural Guidelines

5.1 Partitions:

Partitions as described in minutes of meeting 15 January 2013 is approved and will be added to Architectural Guidelines.

5.2 Gutters and downpipes:

Gutters and downpipes as described in email dated 25/9/2012 is approved and the necessary changes will be made to Guidelines

André Nel asks if all members are satisfied with information being sent to them by email for approval. The current way is accepted.

Francoise Johnston reminds the meeting that the Architectural Guidelines are in place to create a certain culture within the development and that too many changes can change the culture. Wessel assures him that the culture will be kept as near to the original intended culture as possible. Bill Aston requests that all parties concerned with the Estate be provided with an updated version of the Guidelines, as he is still in possession of an old version received from his estate agent. Denise will attend to this.

6. Changes to constitution

6.1 Membership Certificate – item 10.6

Phyllis asks that this paragraph be taken out of the constitution, seeing that it has never been used before. The meeting approves the request.

6.2 Minimum number of Trustees on Committee and current representation of Developer – item 5.1

Francoise Johnston suggests that the amount of 4 Trustees (including developer's representative) be increased to 5 (including developer's representative.) He also adds that the current representative of the developer is only able to attend meetings where matters relating to the ROD are discussed. After voting on this, it is decided to keep point 5.1 unchanged.

7. Matters from previous minutes

Kamfer building:

Piet Kamfer explains that he stopped further building of his house about 18 months ago. He confirms that his builder will be available again in October 2013 at which stage building work will resume until completion of the outside. Piet also acknowledges that he will forfeit the building deposit received by the HOA on 10 June 2010, and that he will be granted another year from date of reception of another builder's deposit by the HOA. He thanks the meeting for allowing him a year. Jean feels that the HOA have rules in place and if a blind eye is turned towards Piet's situation, what will happen in future with other related cases. He asks if penalties are in place for this. André Nel suggests that the Trustees investigate and come back to the members about this. Francoise Johnston suggests that Springerbaai Development be asked advice about this matter. Wessel will meet with the manager of Springerbaai, concerning this matter. Piet asks to be excused.

8. Chairman's report

The report has been sent out via email to the members. There are no comments.

9. Finance

9.1 Accountant's review

The accountant, Pam Templeton, discusses the financial statements and answers applicable questions. Pam suggests that interest be charged on outstanding levies. This must first be incorporated into the Constitution.

Tilla enquires about the amount spent on the storeroom that was erected in Wessel's kitchen yard. The amount was R4278.61.

Wessel takes the opportunity to thank members for the donations received for use in the storeroom: André Nel – toilet, Marcel and Annelie Augustyn – wash basin and Marius Ferreira – roof covering. Wessel is also busy compiling an inventory of all the stock inside the storeroom.

Pam thanks Phyllis for the neat and organised way the financial information is kept. The financials are approved. Wessel thanks Pam for attending the meeting, after which she asks to be excused.

9.2 Budget

Phyllis presents the budget. All items are being discussed. André Nel mentions that discount on the insurance has been obtained, therefore the amount budgeted in the previous financial year is much higher than the current amount. The meeting is concerned about the amount spent on animal feed. Wessel explains that the animal numbers will have to be reduced. He obtained a quote from Kobus Krause of Bergsig Game Farm to remove 5 bushbuck rams and 10 ewes. The HOA will be paid R2000 per animal. Kobus will then sell 2 rams to the HOA at R3000 each. All permits will be handled by Kobus. Francois Johnston suggests that a mix of old and younger animals be taken out and not just old animals. Wessel will personally see to this. Albert wants to know by what percentage the animals will be reduced. It is guessed at 50%. André Nel emphasises that this is an ongoing exercise. If a 50% reduction is done this year, by next year the newborns can bring us back to almost the same numbers. He also suggests that the profit made from the animals, be paid into the investment account. It is agreed that Kobus can proceed with the removal of animals.

A discussion about the entrance gates are entered into. The gates do not work properly all the time, which frustrates some of the members. ATS Security Services was called out to investigate the problem. They suggested that the motors be replaced. Marcel would like to organise for someone to give a quote for fixing the gate. Annelie is in possession of a new heavy duty gate motor which the HOA can buy from her, if it is found suitable for the gate. Jaco means it can also be a problem with the working of the gate – not running smoothly on the tracks. He will provide the HOA with a contact number of someone who might be able to help.

Wessel mentions that quotes have been obtained for the purchase of a small tractor (vineyard tractor) and a trailer. The cost is R45000. This can then be used for refuse removal, transport of cut branches, etc. Denise suggests that the refuse truck be allowed into the development and to be accompanied by Matroos. The suggestion is approved and Wessel will make the necessary arrangements with the Municipality.

It is further suggested that an amount of R45000 that was budgeted for the tractor and trailer be deducted from the total budgeted amount of R90 000 and be paid into the investment account until needed.

9.3 Increases – workers

The meeting agrees to a 8% increase for the workers, effective 1 May 2013. Matroos will now earn R140p/day and Somie R115p/day.

The budget is accepted on condition that the necessary changes are made.

10. General

10.1 Spending authority of Trustees

Francoise Johnston would like to know if all members are still satisfied with the spending authority of the Trustees, which amounts to R30000 without prior consultation with members. The members agree, by majority vote, to keep the amount unchanged.

10.2 Tidiness at entrance

It is emphasised by Francoise Johnston that the tidiness at the entrance is of utmost importance as it forms the first impression of the Estate. He requests that this must be handled as a priority in future. Wessel explains that the lawnmower had to be repaired which resulted in the untidy state of the entrance, which was immediately corrected on return of the mower. Wessel also explains that the 2 workers are doing the necessary work on a rotating basis, and that they really try their best to finish everything.

10.3 Chopping of trees

Denise says that it states in the ROD that the rooipitjie trees on the Estate be taken out, but surely not all at once. Wessel explains that only dry\dead trees and seedlings are taken out. Francoise Johnston wants to know what happens to the cut down trees. Wessel explains that all trees are transported to the open space between Erf 12 and Erf 28, where, whenever the workers get a chance, it is chopped into firewood. He also invites the members to collect some wood for their personal use from the said site.

Tilla asks if the cut down trees are being replaced by other trees. Phyllis says that according to minutes of AGM 2012, it is required from the owner of every new dwelling to plant 4 indigenous trees at own cost. Minutes 19 January 2012: The HOA donates 2 trees to be planted on the pavement at the new building.

10.4 Stone finishing and damage to vegetation during construction

Francoise Johnston is concerned about the damage to the vegetation during construction of houses. This is an urgent matter which must be closely monitored by the Trustee Committee. Stone finishing on newly erected houses is discussed. It is decided that only one contractor will be allowed to do the cement finish type of stonework, as was done at Braam Oosthuizen's house (Erf 10). The Trustee Committee will obtain samples of stone finishing from Stone Age and the aesthetic committee will choose 5/6 samples to be used on all future buildings on the Estate. The chosen styles and colours will then form part of the Architectural Guidelines, and will be the only finishes allowed, along with the cement finish. Albert enquires about the minimum percentage of stone finishing required on houses. It is decided by the members to reduce this to 25% with immediate effect. Tom Kruger's house is well within 25% so it is decided that his house conforms to the rules and that his builder's deposit may be paid back to him. The aesthetic committee currently consists of 3 members. As Christa no longer wants to serve in this committee, Annelie and Bill offer to join in. Wessel thanks them for their willingness.

10.5 Footprints

Denise points out that although a plot is sold with mention in the contract of a larger footprint, all footprints are 900 square meters. She will send a letter to the HOA in this regard.

11. Presentation of nominated Trustees

The following members were nominated and introduced:

André Nel, Braam Oosthuizen, Christa du Plessis, Erena Jacobs, Francois van As, Jaco Prinsloo, Jean Joubert, Tilla Prinsloo, Tom Kruger and Wessel Schalkwyk.

12. Election

Voting is done by ballot. 3 members must be elected. No proxies are accepted due to the fact that an attorney pointed out the invalidity of proxies received by the office. He prohibited the Chairman to use such proxies. The 3 successful members to act as Trustees are: André Nel, Tilla Prinsloo and Wessel Schalkwyk. The nomination of a representative for the developers will be obtained from both developers by Wessel.

Before the meeting is adjourned, Japie Krige thanks Wessel and Phyllis and adds that he believes their input helps to make Num-Num Estate a nice place to stay.