

WHALE ROCK HEIGHTS HOMEOWNERS' ASSOCIATION

ANNUAL GENERAL MEETING
HELD ON WEDNESDAY, 2 NOVEMBER 2022 AT 09:30 IN
ST PETERS CHURCH HALL, CHURCH STREET, PLETTENBERG BAY

MINUTES

Attendance:	Mr AR & Mrs GM Appel	Erf 8575
	NN & EV Swart	Erf 8578
	S J Naude	Erf 8600
	Peter Fotakis	Erf 8612
	S de Klerk	Erf 8624
	P. Moir	Erf 8640
	R & El Kearns	Erf 8651
	Bay Kitchens	Erf 8654
	Dr. RE Williams	Erf 8657
	AVT Ganson	Erf 8661
	Beryl de Wet	Erf 8663
	Rob Taylor	Erf 8673
	MC Wallace	Erf 8678
	WS & PA Harman	Erf 8682
	Mrs TE Davidson	Erf 8684
	Mr. C. Coetzee	Estate Manager
	Mr. P. Sassin	Plett Property Management (PPM)
	Ms. L. Engelbrecht	Plett Property Management (PPM)
Proxies:		
Erf 8584	2-B-2 Sure Investments (Pty) Ltd	Samantha Jacobs
Erf 8585	2-B-2 Sure Investments (Pty) Ltd	Samantha Jacobs
Erf 8587	Mr. I. Jacobs	Allan Appel
Erf 8591	Sostantivo Investments (Pty) Ltd	Caroline Clarke
Erf 8634	The Rita Marie Elizabeth Luttrell	
	West Will Trust	Caroline Clarke
Erf 8649	G & L Hurley	Caroline Clarke
Erf 8680	Mrs. S. Sass	Mike Wallace
Erf 8685	F M Hopwood	Rob Taylor
Erf 8688	A & A Jerman	Rob Taylor
Apologies:	Mr. A Pretorius	Erf 8631

1. WELCOME

The Chairperson, Mrs Caroline Clarke welcomed all the homeowners and thanked them for their attendance. She asked all new owners, Mr. & Mrs. Naude, Mr. S. de Klerk and Mrs. S. Jacobs to briefly introduce themselves. She thanked all her fellow trustees for their hard work during the year. She also thanked the estate manager, Chris Coetzee, and estate worker Alfred, Mr. Boni, the estate architect, and PPM. She informed meeting that Mr. Sassin will be facilitating the meeting. Mr. Sassin welcomed and thanked all the homeowners for taking the time to attend the meeting.

2. ATTENDANCE AND PROXIES

The attendance register was circulated for signature. Notice was served timeously and with the homeowners present and representatives holding proxy a quorum was present, and the meeting was therefore duly constituted.

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3. ADOPTION OF THE MINUTES OF THE AGM HELD ON 15th November 2021

Mr. Sassin requested if any homeowner had any corrections which needed to be noted on the minutes. He noted that on page 2, point 7 the fourth line, the word, 'was' should be removed. All agreed.

With no further comments Mr. Sassin requested that the minutes be accepted as a true reflection of the meeting. Mr. R. Kearns proposed and Mr. H. de Wet seconded the motion.

4. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS MEETING

Mr. Sassin asked whether any matters arising from the minutes required discussion. No matters were raised.

5. CHAIRPERSON'S REPORT

The Chairperson's report had been circulated to all the homeowners and was taken as read.

6. ACCEPTANCE OF THE CHAIRPERSON'S REPORT

Dr. M Wallace proposed that the Chairperson's report be accepted. Mr. A. Appel seconded the motion as there were no comments forthcoming.

7. APPROVAL OF THE AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

Mr Sassin tabled the financial statements and mentioned that the financial position of WRH HOA remained sound and healthy. He further stated that the reserve amount had increased with R679 000 from around R2.1M in 2021 to just short of R 2.8M in 2022.

Mr. Sassin advised the meeting that Fidelity cover in the amount of R 4,200,000 is required. **PPM** will assist the incoming board to implement this cover. All agreed.

Mr. Sassin proceeded to thank all homeowners for paying their levies timeously. There were only 5 irregular accounts with the largest amounting to ±R460 000, being an estate late account. He explained the process of sale and execution in terms of the Standard Bank bond over the property as well as the suggestion to appoint an executor to finalize the process. The meeting unanimously agreed that the incoming board proceed with the appointment of an executor, which cost will be levied to the levy account estimated at approximately R50 000.

He proceeded to comment on the recovery of electricity within the estate. Bitou municipality has been active in cost recovery of demand charges. This has led to several estates, including Whale Rock Heights, to now have to pay a substantially higher rate in terms of these charges. Currently a monthly loss of approximately R35 000 is evident and is to be recovered through the basic charges.

Measures would have to be implemented with the incoming board to find an acceptable means to recover the funds to prevent further loss on the defrayed cost recovery. It was noted that the matter would be thoroughly investigated to ensure fair and equitable recovery exists even if relooking at the existing structure, which in turn will be communicated with the homeowners once finalised by the trustees.

Mr R. Taylor proposed that the audited financial statements dated 30 June 2022 be accepted and Mrs. C. Clarke seconded.

8. ACCEPTANCE OF BUDGETED INCOME & EXPENDITURE 2022/2023

The proposed budget was tabled for discussion and it was noted that no increase in the monthly levies was proposed.

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With no further comments Mr H. De Wet proposed the budget for 2022/2023 and it was seconded by Mrs. G. Appel.

9. APPOINTMENT OF AUDITORS

It was proposed that Michaelides Parker Kretzmann Inc. be re-appointed as Auditors for the financial year 2022/2023. Proposed by Mrs. C. Clarke and seconded by Ms. S. Jacobs.

10. APPOINTMENT OF INSURANCE BROKER

It was proposed that Garden Route Insurance Brokers be re-appointed as Insurance Brokers for the financial year 2022/2023. Proposed by Mrs. C. Clarke and seconded by Dr. M. Wallace.

11. CONFIRMATION OF DOMICILIUM CITANDI

The *domicilium citandi et executandi* in respect of Whale Rock Heights Homeowners' Association will be the registered address of Plett Property Management, 7 Gibb Street, Plettenberg Bay. The meeting unanimously agreed.

12. ELECTION OF TRUSTEES

Nominations for seven Trustees had been received. The Meeting agreed that the 7 nominees be accepted to hold office. The following Trustees were duly elected:

Mrs. C. Clarke (re-elected)
Mr. H. de Wet (re-elected)
Mr. T. Tolmay (re-elected)
Dr. M. Wallace (re-elected)
Mr. A. Appel (re-elected)
Mr. R. Kearns (re-elected)
Mr. G. Hurley (re-elected)

13. GENERAL

No matters were raised.

14. CLOSURE

Mrs Clarke once again thanked homeowners for attending the meeting. Dr. Mike Wallace thanked Caroline Clarke for her hard work as Chairlady. Mr. Allan Appel thanked Peter Moir and his team for the quarterly newsletter.

With there being no further items to be discussed, the meeting closed at 9:50.

Chairman's Signature

Date