NORTHUMBERLAND PARK RECONVENED ANNUAL GENERAL MEETING

HELD AT NORTHUMBERLAND PARK ON 12 MAY 2022 AT 18H00

SS (666/2015)

ANNUAL GENERAL MEETING 12 MAY 2022

AGENDA

In Attendance

16, 1, 32, 57, 78, 3, 4, 68, 1, 26

1. Confirmation of proxies, nominees, and other persons representing members.
   Apology from no 91

2. Determine if there is a quorum.
   No quorum needed as this was reconvened

3. Elect a person to chair the meeting.
   Peter Truscott & Brenda Zeelie

4. Present to the meeting proof of the notice of the meeting or waivers notice.
   Yes

5. Approval of the agenda
   Yes

6. Approval of the minutes of the previous annual general meeting.
   Yes

7. Dealing with unfinished business from any previous meeting.
   None

8. Trustees report.
   Read by Brenda

9. Approval of the SRV (Schedule of replacement values)
   _ Insurance valuation
   _ PQ Values
   Approved

10. Determination of the extent of insurance cover.
    i) Liability – PMR 23(6)
    ii) Fidelity – PMR 23(7)
    iii) Additional Cover – PMR 23(8)

    Approved

11. Approval of the budgets for the administrative fund and reserve funds.
    Agree to 6% increase. Contractors were given the as no contractor had an increase in 3 years.
    Security as a separate line item will be R489.50. Levy will be R1099.61. Common Water will be R80. Common electricity will remain as R450.00

12. Consideration of the audited financial statements.
    Approved

13. Appointment of an auditor to audit the financial statements (all schemes regardless of the size, will require an audit)
    Agree to use same auditor – Krona.

14. Determination of the number of Trustees.
    Agreed to 5

15. Election of Trustees.
    The members voted as Trustees are:
    Peter Truscott
    Odirile Moalusi
    Nelson Kubheka
    Verishka Sarju
    Hlakaniphani Mkhonza

16. Restrictions and directions to be placed upon the Trustees.
    R20 000.00

17. Report on the lodgment of any amendments to the rules, if applicable.
    None

18. Determination of the DOMICILIUM CITANDI ET EXECUTANDI of the Body Corporate.
    Managing Agent Office to be used.

19. Any further business.
    It was agreed by all present that any owners in arrears on levies of 3 months or more will have their hot water suspended until the account is brought up to date. The Body Corporate (which is all the members, pay to make the water hot, which in essence means that the units that are not paying are getting this service for free) emails will be sent to each owner that is in arrears to offer a 7-day rectification period, after which the hot water will then be suspended. Legal council was sought on this matter and it is a step that the members can agree to.

    The boiler room is under a bit of strain at the moment as power outages and water outages do put a lot of pressure on the system. Currently 1 machine is running but tomorrow a second one will be up and running. We had to employ the services of Neminc to sort out the boiler room after BHC made an absolute mess.

    The trustees had a look at possibly changing to gas, but this would be too expensive. It would cost in the region of R4 million. Putting in geysers will cost R2.5million. So, neither of these would be an option.

    Children in the complex are not being supervised and the request to supervise is something that is ongoing. Please can parents be more mindful of where their children are.

20. Closure.