



ANCHORS AWEIGH

SS672/1996

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MINUTES OF THE ANNUAL GENERAL MEETING OF THE BODY CORPORATE OF ANCHORS AWEIGH

HELD ON SATURDAY, 20TH DECEMBER 2014, AT 09H00

AT THE ANCHORS AWEIGH BODY CORPORATE, HIBBERDENE

1.	WELCOME AND ESTABLISHMENT OF A QUORUM	ACTION
	<p>Mr. J. Van Emmenes welcomed the members present and thanked them for attending the meeting.</p> <p>As per prescribed management rule 57(c) a quorum was established with owners present and proxy forms received.</p> <p>In attendance 42 Owners Form of Proxy 37</p> <p>Total members present 79</p> <p>Total of PQ value: 2 %</p>	
2.	APPROVAL OF THE MINUTES OF THE ANNUAL GENERAL MEETING HELD ON THE 21 December 2013	ACTION
	<p>The minutes of the previous AGM held on the 21 December 2013 was tabled for consideration.</p> <p>Mr Potgieter (104) Mentioned that the units which have built on have been registered in the Deeds office, this was incorrect and needed to be amended. (Pg3) The comment on page 6 regarding the 51% should only include units 161,162,163 and 164</p> <p>Mr. Deon Pagel (2) Comment on page 3 needs to read that building can only commence subject to the body corporates approved processes and municipal approval</p> <p>The matter regarding the 51% was discussed and was resolved that the full voting right belonged to the owners. A request from Wentzel Stewart was tabled to vote per pq.</p>	

	<p>The matter regarding the extensions were discussed and it was noted by the meeting that all permissions to extend would have to be approved by the trustees and if an owner objected a special general meeting will have to be called by the owners.</p> <p>Proposed By Mr Van De Sandt (19) Seconded by Mr A Steward (152)</p>	
3.	CONSIDERATION OF THE AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDING AUGUST 2014 AND THE TRUSTEES REPORT	ACTION
	<p>Chairman Report The Chairman read through his report which is annexed to these minutes. The following items were noted.</p> <ul style="list-style-type: none"> • Storm October 2013 and repairs • February 2014 regarding insurance from ABSA and the cancelation there of • Risk Thatch was mandated however this resulted in a 78% increase • Move from Status Marks to Pam Golding • Pam Golding was thanked for the work done • Status Marks and Sue were also thanked for all their work that they have put in • The contractor Fanie was also thanked for his work in the last year • Owners were encouraged to view the caravan park which was being run • Trustees negotiated rental for the top hall <p>The Chairman further thanked all the trustees that served on the board over the last year.</p> <p>Mr Hennie Grobler – Insurance Mr Grobler noted that when Absa came with their requirements, the trustees investigated alternatives. It was found that Risk Thatch was the best option for the Body Corporate. OUTsurance quoted R96 000</p> <p>Risk Thatch only 2 requirements were that all fire extinguishers be serviced regularly. Most of this has been done, however there are a number of owners who have not bothered and this matter will be addressed.</p> <p>The second requirement is that all chimneys that go through the thatch roof have fire arrestors.</p> <p>The following are units that have such chimneys 8, 15, 44, 68, 87, 100, 102, 108, 115, 136, 143, 90, 104,</p> <p>Owners have also been requested to only use charcoal and not wood.</p> <p>Rentals There are 9 storerooms available and owners are welcome to approach the trustees regarding the rental.</p>	

	<p>Electrical Boxes Mr Grobler thanked Ben for the installation of the electrical boxes. It was noted that there were still two owners using the old system. It was noted that the old system was getting costly and these owners, if not converted will be paying more.</p> <p>Mr Dirk Winterbach -Torgos Saga Mr Winterbach noted that there has been no communication for approximately 7 years. He asked an attorney in Durban to investigate.</p> <p>It was noted that no legal representative of Torgos was contactable. It was originally resolved to write to Torgos at their Domicile as per the original contract.</p> <p>A notice was sent regarding cancellation. Thus as far as this matter is concerned the Sale is canceled and of no further force to the Body Corporate.</p> <p>After a discussion the persons that apposed the sale were thanked by the Body Corporate.</p> <p>Security Mr Witerbach noted that the security at the complex is of utmost importance. It was resolved by the meeting to start a What's app group for Anchors Aweigh. It was asked that all owners join the group.</p> <p>A discussion took place regarding the security. It was noted that the security seems to have become relaxed and that Gladiator has lost some interest.</p> <p>It was resolved by the meeting to implement the What's app group and monitor the security company over the next coming months or allow the new trustees to investigate the setting up of a new owners owned and run access control contractor.</p> <p>Top Hall The matter regarding the rental of the top hall was discussed and the plan is to provide a venue, salon, boat repair facility.</p> <p>The original contract with Mr Schoeman has been cancelled as per the contract. Mr Fishers's proposal was tabled for consideration. The contract would be for two years.</p> <p>After a lengthy discussion it was resolved by the meeting that the trustees get the lease signed at R6 000-00 per month for the first year and an option to renew. However they must take into consideration the noise and environmental factors and most importantly the security of the complex.</p> <p>Financial Statements The Chairman went through the financial statements in detail. The meeting considered the financial statements and it was approved by the meeting without amendments.</p>	
4.	APPROVAL WITH OR WITHOUT AMENDMENTS:	ACTION
	4.1 Anticipated income and expenditure year end August 2015	

	<p>The Chairman noted that the budget that was presented was a 12% increase. The reason for this is that the insurance increased. In addition he noted that the additional insurance that is allocated to the extensions was far higher than in the previous years. This was a direct result to the cancellation of ABSA insurance at no doing of the Body Corporate.</p> <p>It was further noted that there is no funds for painting and roofs. It was noted that in order for the Body Corporate to sustain the maintenance that is being done, a 20% increase will have to be implemented.</p> <p>After it was resolved by the meeting to implement the 12% increase at a total expenditure of R2 109 882 with a limited phased out approach on repairs to roof leaks.</p> <p>The levy collection policy was discussed and all owners informed of same. A copy of the collection policy will be annexed to this meeting.</p> <p>4.2 Insurance Schedule The insurance was discussed and the meeting found that the insurance of R7 500-00 per meter squared.</p> <p>This amount excluded the additional insurance payable by the owner for their extensions.</p> <p>The Chairman raised that if an owner was of the opinion that the amount of R7 500 was not adequate he could increase the sum insured by way of an endorsement.</p>	
5.	APPOINTMENT OF AUDITORS FOR THE ENSUING YEAR	ACTION
	<p>It was resolved by the meeting to retain the services of HC Pretorius Inc as registered Auditors for the ensuing year.</p>	
6.	DETERMINATION OF THE NUMBER OF TRUSTEES AND THE ELECTION OF TRUSTEES FOR THE ENSUING YEAR	ACTION
	<p>It was resolved by the meeting to have five members acting as trustees.</p> <p>The following members were nominated as trustees</p> <ul style="list-style-type: none"> • Mr Wood • Mr Winterbach • Mr Van Emmenes • Mr Steyn • Mr H Grobler • Mr D Grobler • Mr Byleveldt • Mr Fisher • Mr Treges • Mr Du Plessis <p>Mr Stewart declined to accept his nomination after a number of owners requested him to stand.</p>	

	<p>After a vote by ballot the following trustees were elected by the meeting</p> <ul style="list-style-type: none"> • Mr Johan van Emmenes • Mr Dirk Winterbach • Mr Gert Byleveldt • Mr Wood • Mr Hennie Grobler <p><i>At a meeting after the AGM the elected trustees Elected Mr Van Emmenes as Chairman</i></p>	
7.	ANY DIRECTIONS OR RESTRICTIONS TO BE PLACED ON THE TRUSTEES IN TERMS OF SECTION 39(1) OF THE ACT	ACTION
	<p>Trustee Directions</p> <ul style="list-style-type: none"> • Investigate the wash line unit 4 • Investigate Solar power in the complex • Investigate electric fence on the East side of the complex • Investigate complex security • Draft and sign agreement for top hall • Reassess and investigate the big reservoir maintenance (In the meeting it was explained that the reservoir had a leak, the work that was done on the reservoir in the past was on the pipe line and not on the structure itself) • Investigate the real right and selling off same • Investigate leaking roofs and prioritise • Cap the budget increase at 12% • No building alterations are to take place unless approved i.r.o plans, permissions, and survey • Implement and distribute a security notice to all owners regarding <ul style="list-style-type: none"> ○ Domestic ○ Entry and exit ○ What's app group ○ Security is ultimately the responsibility of the owners • Investigate the viability of repair of the top pool and the future there of • Investigate changing the rules to make the roofs and painting the owners responsibility • Implement a complaints procedure • Implement an Insurance claim procedure <p>A restriction of R50 000-00 was placed on the trustees for any one unbudgeted expense in terms of Section 39(1)</p>	
8.	CONFIRMATION OF THE <i>DOMICILIUM CITANDI ET EXECUTANDI</i>	
	<p>It was confirmed by the meeting that the Domicilium of the Achors Aweigh Body Corporate remain at the office of the Managing agent.</p> <p>Physical Address</p>	

	<p>78 Marine Drive Margate</p> <p>Postal Address Pam Golding Margate PO Box 701 Margate 4275</p>	
9.	CONFIRMATION BY THE AUDITORS OF THE REGISTRATION OF AMENDED RULES	ACTION
	The Auditors have noted in their report that no rules have been amended in the previous year.	
10.	CLOSURE	
	<p>There being no further business to discuss the meeting was duly closed at 13h40.</p> <p>CERTIFIED A TRUE REFLECTION OF THE PROCEEDINGS</p> <p>_____</p> <p>CHAIRPERSON</p> <p>_____</p> <p>TRUSTEE</p> <p>_____</p> <p>DATE</p>	