



MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION

Association incorporated under section 21 of the Companies Act 1973 (as amended)

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MINUTES OF THE ADJOURNED HYBRID SPECIAL GENERAL MEETING OF THE MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION THAT WAS HELD ON THURSDAY, 16 MARCH 2023 AT 10H00 VIA ZOOM AND IN THE DOXA DEO CHURCH HALL ("AGS DA NOVA"), DA GAMA STREET, MOSSEL BAY

1	<u>OPENING & WELCOME:</u>	
	The chairperson, Nick Van Noordwyk, opened the meeting and welcomed everyone present. The meeting was presented in English and Afrikaans. If any owners required a translation; Lize Uys & Jaco Stander were available to translate.	
2.	<u>ATTENDANCE PROXIES AND APOLOGIES:</u>	
	Members as per the attendance register: 27 Member Proxies received: 26	
	The chairperson, Nick Van Noordwyk, explained to the meeting that in terms of Article 36.3 of the MOI an adjourned meeting may commence after a waiting period of 30 minutes whether or not a legal quorum was obtained. The members present will be regarded as a legal quorum.	
	A legal Quorum was not obtained.	
	Status Mark: Mr J Stander Mr S Koen Mrs L Uys Mrs F Liebenberg	
	Apologies: Pieter & Engela Venter Catherine Bell John Collins Errol Van Rensburg Isolde Bayne	
PURPOSE OF MEETING		
	The chairperson, Nick Van Noordwyk, explained that certain resolutions did not pass at the 2022 AGM or did pass but with directions to the newly elected HOA Board. The HOA Board decided to hold an SGM and present the resolutions to the members for transparency and to improve member involvement.	
	Members are invited to the information-and social function on 16 March 2023.	
3	Ordinary resolution 1: Consideration and approval of the financial documents attached (including the director's approval, auditors' report, balance sheet, income statement)	
	<ul style="list-style-type: none"> ➤ The chairperson, Nick Van Noordwyk, stated that the financial statement was not approved at the 2022 AGM, because the financial statements was amended to correct wrongful entries relating to the St.Blaize Hiking Trail cameras not delivered by the supplier and the insurance claim at Church Street Entrance Gate. The amended financial statements was circulated on short notice to members before the 2022 AGM providing insufficient time for members to have an insight. ➤ Dieter Schulze asked what is the change that the amount paid for the cameras will be recovered and should a provision be made in the financial statements. ➤ Peet Bierman mention that the amount paid for the cameras is already written-off and the 2022 AGM approved an additional R500 000.00. The expectation at the moment is that the camera supplier has similar cases against him with the Estate 3rd inline for compensation. The cameras was indicated in the financial statements as an asset and not verifiable, the statements was amended so that the cameras can be indicated as a debtor. The transaction take place after the financial year end and a provision will be made after more information is available from the SAPS or court on the status of the matter. 	

	Proposer: W Nel Seconded: A Jonker		
	In favour: 50 (100.00%)	Against: 0	Abstain: 3
	ORDINARY RESOLUTION 1 MUST BE ACCEPTED BY A MAJORITY VOTE, THEREFORE ORDINARY RESOLUTION 1 WAS ACCEPTED		
	Ordinary Resolution 2 – Approval of the budget for 2023/24		
	Members were asked to vote on the operating budget for 2023/2024.		
	<ul style="list-style-type: none"> ➤ The chairperson, Nick Van Noordwyk, stated that the 2023/2024 budget was accepted by members with amendments at the 2022 AGM, but the resolution did not pass. Members asked that the security budget was overstated and should be reviewed by the newly elected HOA Board. Article 11.5 of the MOI stated that the budget should be approved at an AGM with or without amendments. The HOA Board decided to table the resolution for transparency reasons, although it is not in line with the requirements of article 11.5 of the MOI. The security sub-committee and financial sub-committee reviewed the security budget and adjusted the increase percentage with that of security firms. ➤ Peet Bierman stated that Dieter Schulze asked a question regarding the budget. Two adjustments were done to the budget. The 15% increase for security was adjusted to 9% as agreed by the security firms and their governing body PSIRA. The interest earned on investments of +-R100 000.00 was taken in consideration as rebate in the budget. This resulted in the decrease of the originally proposed levy amount of R1570 to R1500 per month. The budget was approved at the 2022 AGM subject to the directions given to the HOA Board. ➤ Dieter Schulze commented that it is not good financial practice to utilize the interest earned on reserves to reduce the levies. The interest earned on reserves should be added to the reserves to earn more interest for inflation purposes. ➤ Jaco Du Bruyn stated that he disagrees with Dieter Schulze. The interest earned should be utilized to lower levies in the interest of members. ➤ Francois Grobler asked why the faulty access system is not budgeted for. ➤ The chairperson, Nick Van Noordwyk, stated that the access system will be discussed at the information session ➤ New levy of R1500 per month from 1 July 2023 approved. 		
	Proposer: W Nel Seconded: A Jonker		
	In favour: 52 (100.00%)	Against: 0	Abstain: 1
	ORDINARY RESOLUTION 3 MUST BE ACCEPTED BY A 60% MAJORITY VOTE, THEREFORE ORDINARY RESOLUTION 2 WAS ACCEPTED		
4	CONCLUSION		
	<p>In conclusion the Chairperson thanked the members for their time and looking forward to see them at the Information-and social evening.</p> <p>The meeting adjourned at 12H37</p> <p>Distribution: Minutes book All owners</p>		