



MINUTES OF THE ELDO LAKE ESTATES ANNUAL GENERAL MEETING WHICH WAS HELD ON 8 APRIL 2021, AT THE POLSSLAG HALL, LYTTELTON

Welcome

The Chairman (F Laas – FL) welcomed everybody present. All members were asked to keep to the COVID 19 protocols. The meeting was constituted, with 28 members present, and 23 proxies.

1. Confirmation of Agenda

The agenda as distributed with the notice of the meeting was confirmed.

2. Approval of the minutes of the Annual General meeting held on 22 February 2018.

The minutes were approved by the members present.

3. Chairman's report

The report was distributed to all members prior to the meeting. The Chairman discussed the report giving a summary of the period until 28 February 2020, including Financial, Maintenance, Security and Garden maintenance review. Items sent for discussion by members were also included in the report.

Financial and budget review

The cash resources at the end of Feb 2020 were R509 600.

The operating budget is based on 144 homeowners (including the 11 owners from the MODS) and 139 flat owners/contributors.

There is currently a high outstanding amount towards levies payable by the Heights. This is being attend too.

Sewerage pumps

FL gave feedback on the sewerage pumps. The pumps were flooded and luckily the insurance paid the claim (minus the excess). They however confirmed that if preventative measures are not put into place, they will not pay out again. The estate took the preventative measures by building walls around the pumps. This resulted in the insurance decreasing the monthly premium. FL mentioned the problems experienced with blockages due to residents flushing unwanted items through the system. The solution for the long term is to install Munchers as a

mechanism to protect the system. Previous costing was around R200 000 per side. This item will be placed on the special project list.

Water reticulation system and Impact

The water reticulation system continues to be a high maintenance task due to continuous water leaks. FL gave feedback on the history with the reticulation system, and the high water account with Impact Metering. There is a logging system in place which indicates when the water consumption is higher – specifically during the evenings. Many leaks were detected this way. The other problem contributing to the shortfall are residential water meters possibly not measuring correctly.

Question from the floor:

- Where does the responsibility of Impact start and stop?

FL explained that Impact receives the 2 accounts from Council. Impact then bills all the owners and the shortfall afterwards gets billed to the HOA.

FL explained the situation the estate was in with Impact with regard to the outstanding account, which meant that no changes could have been made until the account was settled. FL confirmed that the outstanding amount with Impact metering was settled at the end of February 2021. This now opens the doors to explore alternative possibilities to address the shortfall on the accounts. Possibly replace the water meters with better/new technology.

- Will the replacement of the water meters be the solution to the shortfall?

FL confirmed

After discussion, the meeting agreed that this matter should receive priority and that the meters should be changed, and further investigations be done as to what the best option should be. Owners must then be informed accordingly.

MODs@Eldo

FL explained the relationship between the Estate and the MODs. They are members of the HOA and therefore falls within the Rules and Regulations of the Estate. They however are also a Body Corporate which is managed by a managing agent. FL further mentioned that they were approached to paint the boundary walls as these are in a very bad state. Ahmed Ismail who is one of the owners of the MODs confirmed that they have completed one section already and are in process to finalize colors. All the walls will be painted shortly. This will be monitored.

Maintenance of the floodplains

The floodplain is currently not being maintained as it should be, due to the tractor being out of commission. The tractor is basically at its end. The brush cutters are currently being used to clean the floodplains. FL mentioned that the tractor is going to be sent to a contractor who will assess the condition of the tractor. A decision will then be taken to the way forward. This matter will also be placed on the special project list.

The meeting agreed that this matter also needs serious attention as the security and safety of the residents are at stake.

Security Review

The electric fence is maintained on a continuous basis and is regularly tested. There is a maintenance agreement to ensure the fences and access control systems are in working order.

Access control cards are managed with the access control software and the estate manager. Regular reconciliations are done by the estate manager to ensure only authorized persons are in possession of access cards. Owners are however requested to contact Adriaan should they be aware of any person using a card unauthorized.

Questions from the floor:

1. Do we stay with the card system, or are we going to move over to biometric or similar system?

Shabir Omar commented that he was not satisfied with the manner in which the special levy was utilized, since the original plan was to collect the special levy and use it to install the biometric system. He requested that his R6000 special levy be paid back to him.

Comment came from the floor that it is understandable that a part of the special levy had to be used to settle the Impact account, and again stressed the importance to have the Impact/services sorted out as soon as possible.

Adriaan commented that members should take note of the fact that the biometric system has some flaws in the sense that when the power goes off – the battery needs to be replaced – if not the system needs to be placed on manual. The current system works for up to 7 days should there be a power failure.

FL gave feedback on the fact that quotations and options for systems were looked at. Eventually it was decided to hold back, one reason being the fact that the eastern side has 42 houses and 139 flat residents. The flat residents did not contribute towards the special levy.

2. Can the flats not be split from the houses? The homeowners feel that they are not very safe with the current situation, with people from the flats just walking around the eastern side.

FL confirmed that this will not be possible due to the layout and the infrastructure of the estate. Members on the eastern side feel very strong that access should be limited to the residents and their visitors only. Agreement was reached that owners living on the eastern side will investigate the various options to close the access.

3. Why was the Western Side Booms upgraded and not the Eastern Side?

FL explained that a decision was taken to first upgrade the western side, and to make use of parts which were in good condition and still usable and maintain the booms on the eastern side. Members were not very happy about this – FL explained that the problem related back to the fact that the Heights did not contribute towards the expense. FL confirmed that the booms do need to be upgraded.

4. What is being done to take legal action against the Heights?

FL explained the current situation with regard to the co-management agreement between the Heights and Eldo Lakes. At present the agreement, as it is will not stand in court as there is no mention of which items are included, and what % needs to be paid/shared. There is also no domicilium in the agreement. Legal advice received was to first amend the agreement and to include all the relevant items. The moment

5. Are Heights also subject to increase?

Yes, they also received the same % increase.

6. Can the estate create committees between the members to get involved and assist with matters?

FL requested all members to notify LdB if they are prepared to offer their services. LdB to send list to owners where assistance is needed.

Special projects

FL gave feedback on the infrastructure investment during the past year. This included:

- Additional cameras installed at the gate houses
- Booms on western side was replaced
- Additional beams and electric fence upgrades were made
- Replacement of access control computer
- Sewer pump maintenance

A schedule was also presented which identifies certain items which would need attention in the near future. FL mentioned that a special levy will not be requested at this meeting, but that members should be aware of the items listed.

A suggestion was made to add to the special projects, all issues the estate faces with a cost indication. Suggestion is to speed up the process and get matters resolved. HOA should determine the priorities, with an estimate cost. Special levies should then be used for the prioritized items. FL agreed but mentioned that quotations will first have to be obtained before the projects can be presented.

FL mentioned that the HOA is mandated to raise a special levy - within reason to ensure that priorities are attended too.

Fibre to the home

Can we change the service provider?

FL gave feedback on the agreement signed with Vodacom. After 12 months, Vodacom now has an open access principle.

M Wylie mentioned that he went through the exercise – Vodacom allows no other service provider to make use of the fibre at the estate. The meeting agreed that this need to be looked at.

4. Approval of financial statements

Due to the cancellation of the previous AGM due to COVID, the financial statements for 2018, 2019 also needs to be approved. The meeting approved the Annual Financial statements for the periods 2018, 2019 and 2020.

5. Budget for 2021/2022

The budget was distributed prior to the meeting. The chairman gave a brief explanation on the expenditure for the previous year and the proposed expenses for the next financial year. The monthly levy will increase to R2056 per month which relates to a 7% increase. The meeting approved the operating budget.

The levy payable to the Ombuds Service, as determined by the new Community Scheme Ombuds Service Act will be R31-12 per stand.

FL confirmed that the estate currently has around R287 000 in the savings account.

6. Appointment of Auditor

FL mentioned that financially it was not viable to continue with Nexia Sab&T for the next financial year. LdB obtained quotations from Du Toit & Mook, as well as from ProLog Inc. Both came in at a costing of R25 000 (vat included) compared to R34 000 from Nexia. After discussion, the meeting agreed to appoint Du Toit & Mook as auditors for the next financial year.

7. Election of Directors

As per the MOI – all directors resigned. The MOI allows for 8 directors to be appointed. The following nominations were received:

Jacques Breedt

Freddie Laas

Wilhelm Strydom

Shaahid Dockrat

Ziad Bodhania
Mark Wylie
Maropeng Sebothoma
Ahmed Ismail
Ebrahim Mookadam
Aadil Cachalia

All the above accepted their nominations and introduced themselves to the meeting. The meeting suggested that 8 members be directors, and that the remaining 2 also form part of the HOA directorship, but will not be directors in an official capacity. This suggestion was welcomed by all.

8. Confirmation of Domicilium Citandi Et Executandi

GLC Management Services, 91A Aberdeen Street, Clubview.

9. Special Business

Approval of Special Resolution

The resolution to amend the MOI was distributed to all owners prior to the meeting. FL explained the purpose for the relevant amendment. With a show of hand by members the amendment was approved.

10. Closing

The Chairman thanked everybody present, where after the meeting adjourned at 20h30.