



STATUS-MARK

PROPERTY MANAGEMENT

EIENDOMBESTUUR

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NOTULE/MINUTES

AVONDDANS II HEV / HOA

NOTULE VAN DIE ALGEMENE JAARVERGADERING VAN AVONDDANS II HEV
WAT GEHOU WAS OP SATERDAG, 23 SEPTEMBER 2017 OM 09h00 BY DIE NG KERK,
GROOTBRAK RIVIER, LOKAAL 6.

MINUTES OF THE ANNUAL GENERAL MEETING OF AVONDDANS II HOA
THAT WAS HELD ON SATURDAY, 23 SEPTEMBER 2016 AT 09h00 AT THE NG CHURCH,
GREAT BRAK RIVER, VENUE 6.

1	Opening en Verwelkoming	Opening and Welcome	Aksie
	Willie van Zyl open die vergadering en heet almal teenwoordig welkom.	Willie van Zyl opens the meeting and welcomes everyone present.	
2	Teenwoordig, verskonings en volmagte	Attendance, apologies and proxies	
	Teenwoordig: 7 Eienaars teenwoordig soos per aangehegte presensielys Tessa Brown (Status Mark) Mima Koen (Status Mark)	Attendance: 7 Owners present as per attached attendance register Tessa Brown (Status Mark) Mima Koen (Status Mark)	
	Verskonings: - Van Zyl, RC (2903) - Read, CM (2904 & 2917) - Markstraat 43 CC, Rudolph Koekemoer (2912) - PH Kleinbrak (Pty) Ltd, Pheiffer, MH (2914) - Read, B (2918) - Anneke Pretorius Trust (2920) - Coetzer, CP & L (2924) - Badenhorst, A & MAJ (2925) - Joubert, A (2926) - Cloete, LJ (2927) - Du Preez, DZ (2929) - Steyn, JC (2930) - Du Preez, D (2931) - Read, GO (2933)	Apologies: - Van Zyl, RC (2903) - Read, CM (2904 & 2917) - Markstraat 43 CC, Rudolph Koekemoer (2912) - PH Kleinbrak (Pty) Ltd, Pheiffer, MH (2914) - Read, B (2918) - Anneke Pretorius Trust (2920) - Coetzer, CP & L (2924) - Badenhorst, A & MAJ (2925) - Joubert, A (2926) - Cloete, LJ (2927) - Du Preez, DZ (2929) - Steyn, JC (2930) - Du Preez, D (2931) - Read, GO (2933)	

	• Cloete, G (2935) • Pieterse Familie Trust (2937) • Van Rensburg, ML (2945) • Seriso 677 (Pty) Ltd (2951) • Ubuntu Property Trust (2954) • West, J (2955) • Collins, O & C (2958) • Acenslon Investments (2959) • Koekemoer, N (2964) • Basson & Blackburn Elendomme (2975) • Kistiah, R & NA (2977) • Joubert, DJ (2982) • Castle Ultra Trading 324 (Pty) Ltd (4102, 4103 & 4104) • Bezuidenhout, JE (4108) • Bezuidenhout, JJ & JE (4109) • Paul, G (4111) • Vredenheim Landgoed (4112) • Fuchs, C (2905, 2909, 2921 & 2932) • Boetroel Vermootskap. Boetie Le Roux (2906) • Mostert, JB (2913) • Wilson/Potgieter SC (2948) • De Villiers, R&W (2947) • Jacques Le Roux Familie Trust (2953) • Suitable Prop Developments (2970)	• Cloete, G (2935) • Pieterse Familie Trust (2937) • Van Rensburg, ML (2945) • Seriso 677 (Pty) Ltd (2951) • Ubuntu Property Trust (2954) • West, J (2955) • Collins, O & C (2958) • Acenslon Investments (2959) • Koekemoer, N (2964) • Basson & Blackburn Elendomme (2975) • Kistiah, R & NA (2977) • Joubert, DJ (2982) • Castle Ultra Trading 324 (Pty) Ltd (4102, 4103 & 4104) • Bezuidenhout, JE (4108) • Bezuidenhout, JJ & JE (4109) • Paul, G (4111) • Vredenheim Landgoed (4112) • Fuchs, C (2905, 2909, 2921 & 2932) • Boetroel Vermootskap. Boetie Le Roux (2906) • Mostert, JB (2913) • Wilson/Potgieter SC (2948) • De Villiers, R&W (2947) • Jacques Le Roux Familie Trust (2953) • Suitable Prop Developments (2970)	
	Volmagte:	Proxies:	
	Volmagte aan Willie van Zyl : • Van Zyl, RC (2903) • Read, CM (2904 & 2917) • Markstraat 43 CC, Rudolph Koekemoer (2912) • PH Kleinbrak (Pty) Ltd, Pheiffer, MH (2914) • Read, B (2918) • Anneke Pretorius Trust (2920) • Coetzer, CP & L (2924) • Badenhorst, A & MAJ (2925) • Joubert, A (2926) • Cloete, LJ (2927) • Du Preez, DZ (2929) • Steyn, JC (2930) • Du Preez, D (2931) • Read, GO (2933) • Cloete, G (2935) • Pieterse Familie Trust (2937) • Van Rensburg, ML (2945) • Seriso 677 (Pty) Ltd (2951) • Ubuntu Property Trust (2954) • West, J (2955) • Collins, O & C (2958) • Acenslon Investments (2959) • Koekemoer, N (2964) • Basson & Blackburn Elendomme (2975) • Kistiah, R & NA (2977)	Proxies to Willie van Zyl : • Van Zyl, RC (2903) • Read, CM (2904 & 2917) • Markstraat 43 CC, Rudolph Koekemoer (2912) • PH Kleinbrak (Pty) Ltd, Pheiffer, MH (2914) • Read, B (2918) • Anneke Pretorius Trust (2920) • Coetzer, CP & L (2924) • Badenhorst, A & MAJ (2925) • Joubert, A (2926) • Cloete, LJ (2927) • Du Preez, DZ (2929) • Steyn, JC (2930) • Du Preez, D (2931) • Read, GO (2933) • Cloete, G (2935) • Pieterse Familie Trust (2937) • Van Rensburg, ML (2945) • Seriso 677 (Pty) Ltd (2951) • Ubuntu Property Trust (2954) • West, J (2955) • Collins, O & C (2958) • Acenslon Investments (2959) • Koekemoer, N (2964) • Basson & Blackburn Elendomme (2975) • Kistiah, R & NA (2977)	

	- Joubert, DJ (2982) - Castle Ultra Trading 324 (Pty) Ltd (4102, 4103 & 4104) - Bezuidenhout, JE (4108) - Bezuidenhout, JJ & JE (4109) - Paul, G (4111) - Vredenheim Landgoed (4112)	- Joubert, DJ (2982) - Castle Ultra Trading 324 (Pty) Ltd (4102, 4103 & 4104) - Bezuidenhout, JE (4108) - Bezuidenhout, JJ & JE (4109) - Paul, G (4111) - Vredenheim Landgoed (4112)	
	Volmagte aan Willem Strydom : - Fuchs, C (2905, 2909, 2921 & 2932) - Boertol Vermootskap. Boetie Le Roux (2906) - Mostert, JB (2913) - Wilson/Potgieter SC (2948)	Proxies to Willem Strydom : - Fuchs, C (2905, 2909, 2921 & 2932) - Boertol Vermootskap. Boetie Le Roux (2906) - Mostert, JB (2913) - Wilson/Potgieter SC (2948)	
	Volmagte aan De Villiers, AA & EAJ : De Villiers, R&W (2947)	Proxies to De Villiers, AA & EAJ : De Villiers, R&W (2947)	
	Volmagte aan Japie van Rooyen: - Jacques Le Roux Familie Trust (2953) - Suitable Prop Developments (2970)	Proxies to Japie van Rooyen: - Jacques Le Roux Familie Trust (2953) - Suitable Prop Developments (2970)	
	2.1 Vasstelling van Kworum	2.1 Confirmation of Quorum	
	Die hoeveelheid volledig voltooide wonings (tans 12) plus 10% van die hoeveelheid leë erwe (tans 73) Kworum benodig: 50 % van 82 Lede = 41 Lede Verkry = 51 Lede / 82.195 %	The number of completed homes (presently 12) plus 10% of empty stands (presently 73) Quorum needed: 50 % van 82 Members = 41 Members Obtained = 51 Members / 82.195 %	
3	Trustee Verslag	Trustee Report	
	3.1 Nuusbrief nommer 3 van Julie 2017	3.1 Newsletter number 3 of 3 July 2017	
	Die Nuusbrief word voorgelê en hoogtepunte uit die Nuusbrief word voorgelê. Die Grensheining projek is 50% klaar. Die Stormwindschade is herstel en die versekering het uitbetaal. Die Indringer bosprojek sal in ongeveer 'n maand tot 'n maand en 'n half voltooi word. Wetgewing vereis dat die HEV by PSIRA geregistreer moet wees indien hulle Sekuriteitswagte in diens neem. Indien hulle nie registreer nie kan hulle beboet word en daarom het die Trusteers met Sulderkruis Sekuriteit onderhandel vir 'n dienskontrak. Avondans II gaan amptelik vanaf 1 Oktober oor na Sulderkruis Sekuriteit. Sulderkruis Sekuriteit sal Johan Welman in diens neem en Willem Possel is skedingspakket aangebied en hy maak einde van September klaar. Die Nuusbrief word goedgekeur as 'n Trustee verslag.	The Newsletter is submitted and highlights from the Newsletter are presented. The Perimeter fence project is 50% ready. Wind damage caused by the storm was repaired and the insurance paid out. The alien vegetation project will be completed in about a month to a month and a half. Legislation requires the HOA to be registered with PSIRA if they employ security guards. If they do not register, they can be fined and therefore the Trustees have negotiated with Sulderkruis Security for a service contract. Sulderkruis Security will officially take over from 1 October. Sulderkruis Security will take in Johan Welman and Willem Possel is offered a package and stop working at the end of September. The Newsletter is approved as a Trustee report.	
4	Goedkeuring van en sake uit die vorige AJV notule gedateer 17 September 2016	Approval of and matters arising from the previous AGM minutes dated 17 September 2016	

Willie van Zyl bespreek hoogtepunte uit die vorige Notule. Die samewerkingsooreenkoms kontrak is tans by 'n Prokureur om finaal in 'n regsdocument omskep te word. Albei partee het 'n kontrak geteken waarop die verdelings persentasies en samewerking uiteen gesit is. Die geld is 50/50 verdeel tussen Avonddans I en Avonddans II. Die Trusteers wag vir 'n verslag vanaf Ouditeure. Sanet Barnard se versoek by die 2016 AJV rakende die gebruik van die hek in Wereldzee is ondersoek. Die Trusteers het die Munisipaliteit genader en 'n versoek ingedien. Die Munisipaliteit het verelds dat die bestaande hek ongeveer 15/16 meter moet terug skuif in die HEV se grond en die inwoners van Ryer Laan sal moet toestem dat die hek as 'n ingang/uitgang gebruik kan word. Die verskuiving van die hek sal die ingang van erf 2961 benadeel, dus is daar besluit om dit te los. Toegangsbeheer na ure vir Nooddiens sal deur Suiderkruis Sekuriteit hanteer word. Die Nooddiens sal dmv die toegangsbeheer by die hek 'n kode kan indruk wat direk na die kontrole kamer toe skakel en Suiderkruis Sekuriteit sal vanaf hul beheerkamer die hek vir Nooddiens kan oopmaak. Die Notule word goedgekeur Andre De Villiers Sekondeer Dawie Schwartz stel voor dat daar met Avonddans I onderhandel word rakend 'n ingang slegs vir die inwoners en dat bestaande ingang dan 'n beheerde ingang word. Willem Strydom Sekondeer.		Willie van Zyl discusses highlights from the previous Minutes. The cooperation agreement is currently being attended to by an Attorney to be finalized in a legal document. Both parties have signed a contract explaining the split of percentages and co-operation. The money is 50/50 divided between Avonddans I and Avonddans II. The Trustees are waiting for report from the Auditors. At the 2016 AGM Sanet Barnard requested that the possibility of using the gate in Wereldzee Street be investigated. The Trustees approached the Municipality and submitted a request. The Municipality required the gate to be moved in by 15/16 meters and that the residents of Ryer lane agree to the use of the entrance. The moving of the gate will adversely affect the entrance to erf 2961. A decision was made to not pursue the matter further. Access control after hours for Emergency Services will be controlled by Suiderkruis Security. The Emergency Services will be required to present a security code on order to be given access. This access will be controlled from Suiderkruis Security's control room. The minutes are approved Andre De Villiers Secondary Dawie Schwartz proposes that negotiations be entered into with Avonddans I regarding an entry only for residents and that the existing entry becomes a controlled entrance. Willem Strydom Seconded.		
5	Versekering	Insurance		
	Status Mark verduidelik aan die vergadering dat in terme van die nuwe wetgewing Publieke Aanspreeklikheid en Getrouheidsdekking uitgeneem word. Status Mark word bemaagtig om die wetgewing te implementeer.	Status Mark explains to the meeting that in terms of the new legislation Public Liability and Fidelity must be taken out. Status Mark is empowered to implement as per legislation.		Status Mark
6	Finansies	Finance		
6.1	Finansiële State van Avonddans Country Estate soos op 30 November 2016	6.1	Financial Statements of Avonddans Country Estate as on 30 November 2016	
	Die finansiële state soos voorgehou word goedgekeur deur die vergadering		The financial statements as presented are approved by the meeting	
6.2	Finansiële State van Avonddans II soos op 28 Februarie 2017	6.2	Financial Statements of Avonddans II as on 28 February 2017	
	Die finansiële state soos voorgehou word goedgekeur deur die vergadering		The financial statements as presented are approved by the meeting	

6.3	Begroting	6.3	Budget	
	Die begroting word voorgelê deur Willem Strydom aan die vergadering soos volg; Totale Inkomste – R 735 809 Totale Uitgawes – R 673 656 Nett Inkomste (voor tax) – R 62 153 Nett Inkomste (na tax) – R 50 153 Die begroting word goedgekeur deur die vergadering.		The budget is presented by Willem Strydom to the meeting as follows; Total Income - R 735 809 Total Expenditure - R 673 656 Net Income (before tax) - R 62 153 Net Income (after tax) - R 50 153 The budget is approved by the meeting.	
6.4	Heffings	6.5	Levies	
	Die heffings is verhoog na R550 per maand vir die volgende 6 maande effektief vanaf 1 September 2017.		The levies will increase to R550 per month for the next 6 months effective from 1 September 2017.	Status-Mark
6.5	Vasstelling van rente op agterstallige heffings	6.5	Confirmation of interest on outstanding levies	
	Rente word gehef op uitstaande heffings teen prima (10.25 %) plus 4% per jaar.		Interest will be charged on outstanding levies at prime (10.25 %) plus 4% per annum.	Status-Mark
6.6	CSOS Dokumentasie Indiening	6.6	CSOS Documentation submission	
	Die vergadering gee toestemming aan Status Mark om alle dokumentasie namens Avonddans II in te handig		The meeting gives permission to Status Mark to hand in all documentation on behalf of Avonddans II.	Status-Mark
7	Aanstelling van ouditeure	Appointment of auditors		
	Boshoff Visser ouditeure word behou.	Boshoff Visser auditors are retained.		
8	Spesiale Besuite – Avonddans II HEV reëls wysiging	Special Resolutions – Avonddans II HOA Amendment of rules		
	Die Konstitusie, Gedragsreëls en Boureëls is hersien. Geen kommentaar is ontvang.	The Constitution, Conduct Rules and Building Rules have been redone. No comments have been received		
8.1	Konstitusie	8.1	Constitution	
	Die konstitusie soos voorgelê word goedgekeur deur die vergadering.		The Constitution as presented is approved by the meeting.	
8.2	Gedragsreëls	8.2	Conduct Rules	
	Die Gedragsreëls soos voorgelê word goedgekeur deur die vergadering.		The Conduct Rules as presented is approved by the meeting.	
8.3	Boureëls	8.3	Building Rules	
	Die Boureëls soos voorgelê word goedgekeur deur die vergadering. Die Trusteërs sal dit teken en aan Status-Mark besorg. Status-Mark sal dit dan aan die Munisipaliteit besorg en na goedkeuring aan CSOS te stuur.		The Building Rules as presented is approved by the meeting. The Trusteërs will sign and deliver to Status Mark. Status Mark will then deliver it to the Municipality and after approval submit same to CSOS.	

		Bylae C - Gedragskode vir Bouers en diensverskaffers		Annexure C - Code of Conduct for Builders & Service Providers	
		Voordat bouwerk kan begin, moet 'n eienaar 'n bouersdeposito betaal. 'n Getekende afskrif van die bylaag deur beide die bouer en eienaar word verlang asook planne soos opgestel deur 'n argitek. Bogenoemde moet aan Status-Mark besorg word.		Before construction may commence, a builders deposit is payable by the owner. A signed copy of the annexure by both the builder and the owner is required as well as plans as drawn up by an architect. The above must be delivered to Status Mark.	
		Die Portefeuljbestuurder en Libby Young asook die Estetiese verteenwoordiger op die komitee, koördineer projekte Die vergadering keur die gedragskodes vir Bouers en diensverskaffers eenparig goed.		The Portfolio Manager and Libby Young as well as the Aesthetic Representative on the committee will coordinate projects. The meeting unanimously approves the Code of Conduct for Builders and Service Providers.	
9	Verkieëing van Komitee Lede			Elections of Management	
	9.1	Nominasie en verkieëing van 1 Komitee Lid		9.1	Nomination and election of 1 Committee member
		Willem Strydom word verkies as Komitee Lid			Willem Strydom is elected as Committee Member
	9.2	Huidige Komitee Lede Andre de Villiers SNR – Jaar 2 van Jaar 3 (Verkies in 2016) Dawie Schwartz – Jaar 2 van Jaar 3 (Verkies in 2016) Willie van Zyl – Jaar 2 van Jaar 3 (Verkies in 2016) Andre de Villiers JNR – Jaar 2 van Jaar 3 (Verkies in 2016) Wilem Strydom – Jaar 1 van Jaar 3 (Verkies in 2017)		9.2	Current Committee Members Andre de Villiers SNR – Year 2 van Year 3 (Elected in 2016) Dawie Schwartz – Year 2 van Year 3 (Elected in 2016) Willie van Zyl – Year 2 van Year 3 (Elected in 2016) Andre de Villiers JNR – Year 2 van Year 3 (Elected in 2016) Wilem Strydom – Year 1 van Year 3 (Elected in 2017)
10	Datum van volgende vergadering			Date of next meeting	
	Sal bepaal word.			To be determined.	
11	Afsluiting			Closure	
	Alle inwoners word genooi na die straatbraai in Desember. Inligting sal nader aan die tyd deurgegee word. Willie van Zyl verdaag die vergadering om 09h52 met dank aan Status-Mark.			All residents are invited to the street braai in December. Information will be provided closer to the time. Willie van Zyl closes the meeting at 09h52 with thanks to Status-Mark.	

**VERSPREI NOTULE AAN NOTULE BOEK EN ALLE EIENAARS
DISTRIBUTE MINUTES TO MINUTE BOOK AND ALL OWNERS**

Voorsitter

Datum