

**MINUTES OF THE ANNUAL GENERAL MEETING OF VILLA E'TRUCIA BODY CORPORATE, HELD ON WEDNESDAY, 17<sup>TH</sup> APRIL 2013 19H00 IN THE SWIMMING POOL AREA AT VILLA E'TRUCIA**

**PRESENT:**

There were 16 units represented in the meeting, including units 3, 9, 10, 12, 17, 37, 41, 42, 45, 46, 47, 57, 63, 65, 69 and 70

**IN ATTENDANCE**

Lisa van Vuuren - ANGOR Property Specialists (The Managing Agent)

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**1. WELCOME**

The owners present were welcomed thanked for their attendance and keen interest.

**2. APOLOGIES**

Mark Pearl unit 48

**3. PROXIES**

The following proxies were tabled:

Units 3, 46, 47 and 48 i.f.o Gerhard Roux  
Unit 41 i.f.o K Pienaar  
Unit 63 i.f.o T Hayter

**4. QUORUM**

The quorum required was 20% (14 units)

There being a quorum present, the meeting was declared duly constituted and opened.

**5. CONSIDERATION OF THE MINUTES FROM THE PREVIOUS ANNUAL GENERAL MEETING**

The minutes of the previous Annual General Meeting, held on 18<sup>th</sup> April 2012 were accepted by all present.

## **6. TRUSTEES REPORT**

The report circulated together with the documentation for the Annual General Meeting, was briefly discussed, taken as read and accepted by all present.

## **7. CONSIDERATION OF THE AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>st</sup> OCTOBER 2012**

The audited financial statements had shown a decrease from a retained surplus of R170,927 in the previous year, to a deficit of R139,767 in the current year. This could mainly be attributed to the security upgrade done at a cost of over R150,000 as well as other necessary maintenance.

It was noted that there were no outstanding creditors at present.

All present accepted of the Audited Financial Statements without any changes, as proposed by Gerard and seconded by Cathy.

## **8. APPROVAL OF THE ESTIMATED INCOME AND EXPENDITURE FOR 2012 TO 2013**

8.1 Approval of the budget:

It was agreed by all present to accept the budget as circulated.

8.2 To resolve the levy increase of 12% put through on the January 2013 levy statement:

It was agreed by all present to accept the 12 % levy increase implemented on 1 January 2013.

8.3 To resolve the interest payable on outstanding levies:

All present agreed to maintain the 24% per annum interest on arrear levies and other dues

## **9. APPROVAL OF THE SCHEDULE OF INSURANCE REPLACEMENT VALUES**

The insurance schedule depicting cover of R11,000 per square metre was accepted by all present.

## **10. THE DETERMINATION OF THE NUMBER OF TRUSTEES FOR THE ENSUING YEAR**

The number of Trustees was set at 6.

## **11. ELECTION OF TRUSTEES FOR THE ENSUING YEAR**

At this stage Lorraine Mey told owners that she was resigning as a Trustee due to work constraints. She was wished well and thanked for the years she has put in as a Trustee and more recently, Chairperson of the complex.

The following Trustees were nominated onto the board for the ensuing year:

Thomas Fischer unit 37  
Mark Pearl unit 48  
Gerhard Roux unit 45  
Kathy Pienaar unit 42  
Nadine Venter unit 12  
Reece and Ureshni Morrison unit 10

Tracey Hayter (non-owner) will continue assisting the complex as financial advisor, receiving an invoiced remuneration for her assistance.

## **12. DIRECTIONS AND RESTRICTIONS ON TRUSTEES IN TERMS OF THE SECTIONAL TITLES ACT**

The Trustees were directed to see to the following issues (cash-flow permitting) as soon as possible:

Ants are becoming a problem. Owners were reminded that they are responsible for the inside of the units and their exclusive use gardens. The Body Corporate would re-evaluate and may look at getting pest-control specialists for common property should the need arise and attempt arranging favourable tariffs for exclusive use areas.

Signage at main entrance to be re-done.

Gardens and landscaping improvements to be done from the budget.

Gutters, downpipes and barge-boards.

Leaking pipes and valves at various units.

Leaking roofs to be addressed as they occur.

Additional drain to be installed at unit 17 for storm water problems.

Possibility of a children's play area to be investigated.

Up-grading security cameras and related digital recording system.

## **13. APPOINTMENT OF AUDITORS FOR THE ENSUING YEAR**

It was agreed by all present to reappoint Haasbroek Steyn as Auditors for the ensuing year.\

## **14. CONFIRMATION OF THE DOMICILIUM CITANDI ET EXECUTANDI OF THE BODY CORPORATE**

All agreed to maintain the address of the Managing Agent, being: ANGOR Property Specialists  
Lincoln House, Epsom Downs Office Park, Sloane Street, Bryanston

## **15. CONDUCT RULES:**

It was noted that the Auditor had confirmed that no amendment, substitution, addition or repeal of the Rules had been submitted to the Registrar of Deeds for filing during the past financial year.

## **16. CLOSURE**

The trustees were thanked for their hard work and diligence.

Owners were reminded to address all and any complaints to : [complaints@villaetrucia.co.za](mailto:complaints@villaetrucia.co.za)

Unit 65 has his own security company and will contact Gerard. He has some proposals to put forward. The Trustees can look at same and make an informed decision. Unit 65 also feels that noise should be addressed by the security company, but will include details in his proposal to the Trustees.

Owners are reminded that they are responsible for their tenant's behaviour and that the Rules are to be followed at all times.

Household refuse is only collected on Monday to Friday, until 4pm and not on public holidays. Any rubbish after 4pm is to be personally taken to the communal bins or kept in units until Monday morning.

There being no further business to be discussed, the meeting closed at 8.05pm with thanks to all present for their keen interest and attendance.