

**MINUTES OF THE RECONVENED ANNUAL GENERAL MEETING OF THE
VAN RIEBEECKSHOF MASTER HOMEOWNERS' ASSOCIATION HELD
AT THE PROTEA VALLEY CHURCH ON 13 JUNE 2024 AT 18H30**

Present:

Thirty-Seven (37) owners by proxy or in person, as per the attached attendance register.

Apologies:

Mr. Gary Raath, Mrs. Nicolene van Niekerk, Mr. Johan Bester and Mr. Freddie van Rensburg

1. Welcome

Mr. Emil Scheepers, the chairperson, welcomed the members present and declared the meeting duly constituted. At the 1st meeting scheduled for 06 June 2024 a quorum was not present, and the meeting was reconvened to 13 June 2024.

Mr. Scheepers introduced the trustees to the members and proceeded to chair the meeting.

Mr. Scheepers introduced Andre Venter who would provide a brief explanation to the work that is being done by the Tygerberg Wetlands Association, as well as Mr Sean Pigden from Fidelity ADT who would provide a security briefing.

2. Confirmation of the minutes of the last Annual General Meeting held on 12 June 2023.

The members present accepted the minutes.

Proposed by Mrs. Marlette Burger and seconded by Mr. Riaan Rautenbach.

3. Approval of the Audited Annual Financial Statements for the year ended 29 February 2024.

After discussion, the financial statements were approved by the members present.

Proposed by Ms. Erina Veldsman and seconded by Mr. Francois Botha.

4. Chairperson's Report

Mr. Scheepers referred to the Chairperson's Report that had previously been circulated, and highlighted the following:

Security

- Mr. Scheepers introduced Mr. Sean Pigden of ADT who confirmed that there was only one security incident reported in the area during the period January 2024 to May 2024.
- Mr. Pigden confirmed that the main security challenges they are facing are the bin scratchers and the loiterers and once again reminded the members present that ADT does not have the legal authority to remove the bin scratchers unless they are transgressing the law. All they can

do is to profile the bin scratchers. Mr. Pigden requested that owners do not place food or collectable items in or next to the bins as this will encourage the bin scratchers to return weekly.

- A question was raised regarding people parking on the side of the road to sell wood and whether it is legal. Mr Pigden advised that this has to be reported to CoCT Law Enforcement as regulations pertaining to street vendors are regulated in terms of municipal by-laws.
- Overgrown areas that could possibly result in hiding or sleeping spots for vagrants was discussed. Certain of the areas referred to are conservation areas or municipal grounds and the HOA will ensure that Eden Garden Services clean up and trim what they can. Mr. Gavin Riley requested that there needs to be a balance between conservation and security and there was general agreement that this approach be adopted.
- Several members raised concerns regarding the general security in the area and whether additional security measures should be added to the back fence. It was requested that a special meeting of members be convened to discuss only security matters. Mr. Emil Scheepers confirmed that such a meeting will be scheduled.
- Based on an assessment done by ADT, the Trustees are planning to expand the camera coverage in the area by installing additional cameras in Koelenhof and Boschendal Streets.
- In addition, ~~hereto~~, a further planned project for the 2025 financial year is the installation of ten solar motion detection lights on the back fence.
- The chairperson of Boschendal Close, suggested linking their complex cameras to the Van Riebeeckshof Masters HOA monitoring to give the HOA wider coverage. This was also discussed at a meeting held with all the chairpersons of the gated communities. A follow-up on this proposal will be made by the Trustee responsible for Security.
- Mr. Scheepers once again reminded all members present that their personal security remains their own responsibility.
- A special word of thanks was expressed to ADT (Security) for the services they provide to the community at large.

Environment

- The current service provider in the VRH area is Eden Landscaping.
- Mr. Scheepers highlighted the planned projects for the 2025 financial year which included an additional water point, additional park benches and planting of trees.
- Owners were reminded not to dump any garden and building refuse on the vacant plots and greenbelts. It was pointed out that the greenbelt between Chianti Villas and Boschendal Mews is being used as a dumping area and it was requested that Eden Landscaping regularly check this area.

Tygerberg Wetlands Association

- Mr. Andre Venter addressed the meeting and provided a brief explanation to the work that is being done by the Tygerberg Wetlands Association.
- Concerns were raised regarding the removal of the poplar trees and Mr. Venter explained that the poplar trees are invasive trees causing a great deal of damage to the indigenous plants. The poplar trees will not be removed simultaneously but over a period to avoid disruption to the eco system.

- Mr. Andre Venter confirmed that it is only with the help of donations that they can do the work they are doing as they are all volunteers.
- Certain of the members present questioned how the community could get involved to assist in cleaning the area. Mr. Venter stated that they would welcome all the help they can get and agreed to share information on the Whatsapp group.

Architecture

- Currently the rules do not allow geysers being installed on a roof. This rule will be amended to allow for this. However, the geyser must be screened as to not be visible from the street or impact adversely on neighbouring properties.
- The unfinished house in Uiterwyk Street remains a problem. The HOA has approached a lawyer that lives in the area to assist as this has become a legal matter. It was indicated that the bondholder will be selling the house in execution in August 2024.
- In his absence, Mr Freddie Van Rensburg was thanked for his support in managing the architecture portfolio.

Communication

- The community WhatsApp group is currently the main communication channel.
- Mrs. Erina Veldsman confirmed that the WhatsApp groups are not managed by the trustees.
- It was suggested that another WhatsApp group be created for notifications regarding the area by the trustees.

5. Approval of the budgeted Income and Expenditure for the financial year ending 28 February 2025.

The budget was presented to the members present.

A 10% levy increase to R300 per month (free standing erven) and R150 per month (complexes) was highlighted. The budget includes a R10,000 once off donation to the Tygerberg Wetlands Association.

Proposed by Mr Petrie Crous and seconded by Mrs Marlette Burger.

6. Determination of the domicillium citandi et executandi of the Homeowners Association.

The proposed determination and approval of the domicillium citandi et executandi of the Homeowners` Association as being: -

c/o Nolands Chartered Accountants, Regus Offices, First Floor, Willowbridge Centre, Carl Cronje Drive, Bellville., 7530 was approved.

7. Appointment of auditors for the year ending 28 February 2025.

The appointment of auditors, IJ Smith & Co, was confirmed.

8. Election of the trustees up to and including the next Annual General Meeting

The trustees duly nominated and accepted for trusteeship, for the 2024/25 financial year as proposed were and approved by the meeting:

Mrs. Talana Crous
Mr. Emil Scheepers
Mrs. Thelouise Van der Merwe
Mrs. Nicolene Van Niekerk
Ms. Erina Veldsman
Mr. Johan Bester
Mrs. Marlene Jansen van Vuuren

All the trustees were thanked for their efforts.

9. Closure

Mr. Emil Scheepers confirmed that the enhancement of security and the environment will be the main focus areas for 2024/25.

Ms. Erina Veldsman urged members with complaints to discuss their problems with the trustees and assist with solutions to the problems.

A special thanks was given to all the service providers for the exceptional service they provide to the MHOA.

As there was no further business to be discussed, the meeting closed at 20h10.