THE BODY CORPORATE OF STONEHENGE SS 139/1984

MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 24 MARCH 2022

PRESENT:

As per the attendance register

1. Welcome, confirmation of quorum, proxies, nominees, and other persons representing members.

Steve Watson welcomed all present.

The chair noted that a quorum was present and that the meeting had been properly convened and duly constituted.

Proxies were received from units 10, 13, 16, 17, 20 & 21 and an apology was received from unit 13.

2. Election of chairperson (if necessary)

Steve Watson from Precision Property was elected to chair the meeting.

3. Confirmation of notice of meeting or waivers of notice

The notice of the meeting was sent out on the 10 March 2022 giving the required notice period of 14 days. There was no waiver of notice.

4. Approval of the Agenda

The agenda as presented was approved.

5. Approve minutes of the previous AGM and any unfinished business and business referred to in sub rule (5)

The minutes of the AGM held on the 15 April 2021 were distributed to all owners and were approved. There was no unfinished business and no business related to sub rule (5).

6. Trustees report and decisions of the trustees since the previous general meeting

A comprehensive trustees report had been compiled by the trustees of which a copy is attached hereto.

7. Approve the schedule of insurance replacement values rule 23 (3) (every 3 years) and determine the extent of the insurance cover by the body corporate in terms of rules 23 (6) (public liability) and (7) (fidelity) and (8) (any additional cover for the b/c).

This had been distributed to all owners and the schedule of insured values was approved.
The statutory required insurance valuation was last completed by Mirfin Valuation Services in May 2019 and will be done again this year as it is required to be done every 3 years. A quotation has already been obtained.

It is noted that should an owner feel they require a higher insured value, they can advise the broker to increase their individual insured value, at their own cost.

Public Liability cover for R30 million is also in place and noted in the policy.

Fidelity Cover is in place with CIA Insurance for R550 000.

Additional cover for the Gate motor, CCTV, Intercom, and electric fence is noted in the policy.

8. Consideration of the audited financial statements

The audited financial statements for the year ended 30 November 2021 had been distributed with the Agenda and were approved.

9. Approve the budgets for the administrative and reserve funds for the ensuing financial year including the monthly levy schedules

The admin and maintenance reserve budgets as tabled were approved.

10. Appointment of an auditor

Fourie & Associates were re-appointed as the auditors for the ensuing year.

11. Determine the number of Trustees and election of Trustees

It was agreed the number of trustees would be 6 (six).

Having received two nominations and acceptance by the nominees and four of the prior year's trustees agreeing to stand again this year, the following were duly elected:

S Arcus	Unit 21
H Jansen van Rensburg	Unit 19
D Dale	Unit 11
Z Ndlovu	Unit 7
J Khaled	Unit 5
L Wener	Unit 3

12. Give directions or impose restrictions on trustees as referred to section 7 (1) of the Act

It was agreed that any non-budgeted expenditure more than R20 000 per item of expenditure would be communicated to all owners prior to approval and spending (emergencies accepted).

13. Determination of the Domicilium Citandi et Executandi of the Body Corporate

It was confirmed that the *domicilium citandi et executandi* of the Body Corporate would be the address of the Managing Agent, namely:

Precision Property Accounting (Pty) Ltd
16A Ridgeview Office Park
248 Kent Avenue
Ferndale
Randburg
2194

14. General

- Unit 17 had requested that his proxy, Hendrik, mention the water leak in his garage, parking, and bin area. It was confirmed that this forms part of the approved budget and will be attended to.

- Unit 16 had requested that his appointed proxy, Katie, mention that the water leak in the garage had not yet been attended to. The trustees confirmed that has been addressed by them.

15. CLOSURE

A special vote of thanks was extended by Jane, on behalf of the trustees, to Katie for her invaluable contribution as a trustee over all the years served and that she will be missed by all.

Having concluded all necessary business, the meeting was declared closed by the chairperson at 18h40.

CONFIRMED A TRUE RECORD………………………………………………… (CHAIRPERSON)

DATE: ………………………………………………