



DE TUIN

HOME OWNERS ASSOCIATION

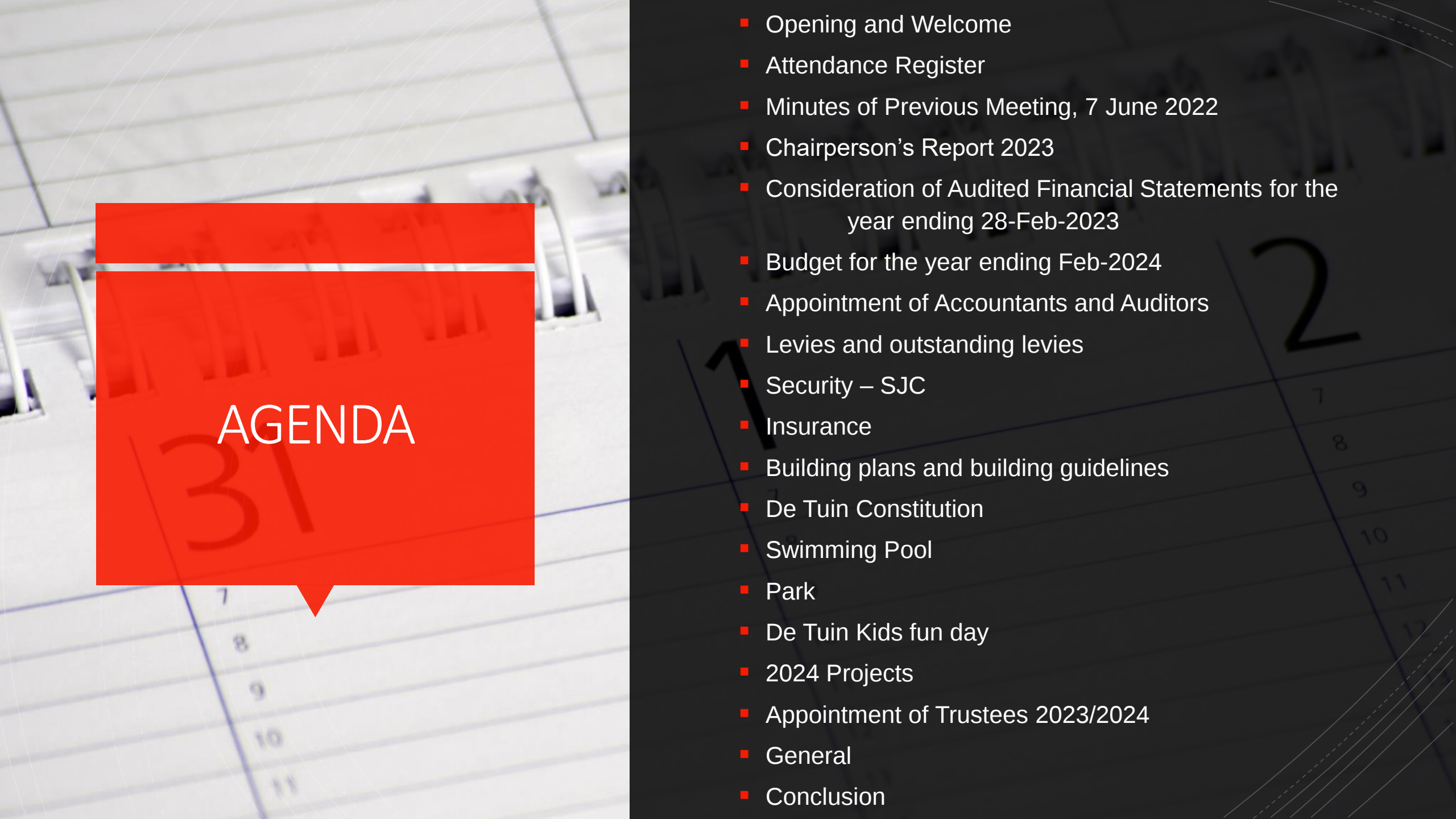
ANNUAL GENERAL MEETING

Tuesday, 6 June 2023 19:00

NOTES:

We will soon cross over live.

We need 42 members for the meeting to be valid (online & proxies)



AGENDA

- Opening and Welcome
- Attendance Register
- Minutes of Previous Meeting, 7 June 2022
- Chairperson's Report 2023
- Consideration of Audited Financial Statements for the year ending 28-Feb-2023
- Budget for the year ending Feb-2024
- Appointment of Accountants and Auditors
- Levies and outstanding levies
- Security – SJC
- Insurance
- Building plans and building guidelines
- De Tuin Constitution
- Swimming Pool
- Park
- De Tuin Kids fun day
- 2024 Projects
- Appointment of Trustees 2023/2024
- General
- Conclusion

OPENING AND WELCOME

Technical Considerations

- Google Meets only allow us to meet for 60 minutes.
- We need 42 home owners for a quorum.
- There will be quite a few people joining the virtual meeting, so we will mute participants to reduce noise disruptions.
- The chat function will also be disabled during the meeting. We will enable the chat function for all participants after each discussion point on the Agenda in order to answer your questions. Only questions relevant to the point on the Agenda will be discussed and answered. We recommend participants to rather ask your question and limit the use of the chat function. (We only have 60 minutes).
- In order to vote, we will ask owners to vote via the chat function by answering YES/NO.
- If we do run out of time and have not answered your question, please send us an email to detuinhoa@gmail.com and we will get back to you by Friday.
- Please note that the AGM will be recorded.

ATTENDANCE REGISTER

(quorum = 20% of 208 home owners = 42 participants (online + proxies))



MINUTES OF PREVIOUS MEETING

7 June 2022

CHAIRPERSON'S REPORT 2023

AUDITED FINANCIAL STATEMENTS FOR YEAR ENDING 28 FEBRUARY 2023

Graeme Scott from Bach Accountants and
Management Consultants will join us via the link



BACH
ACCOUNTANTS
CO.ZA

The Annual Financial Statements as well as the Budget is available on the website – www.detuinhwa.com

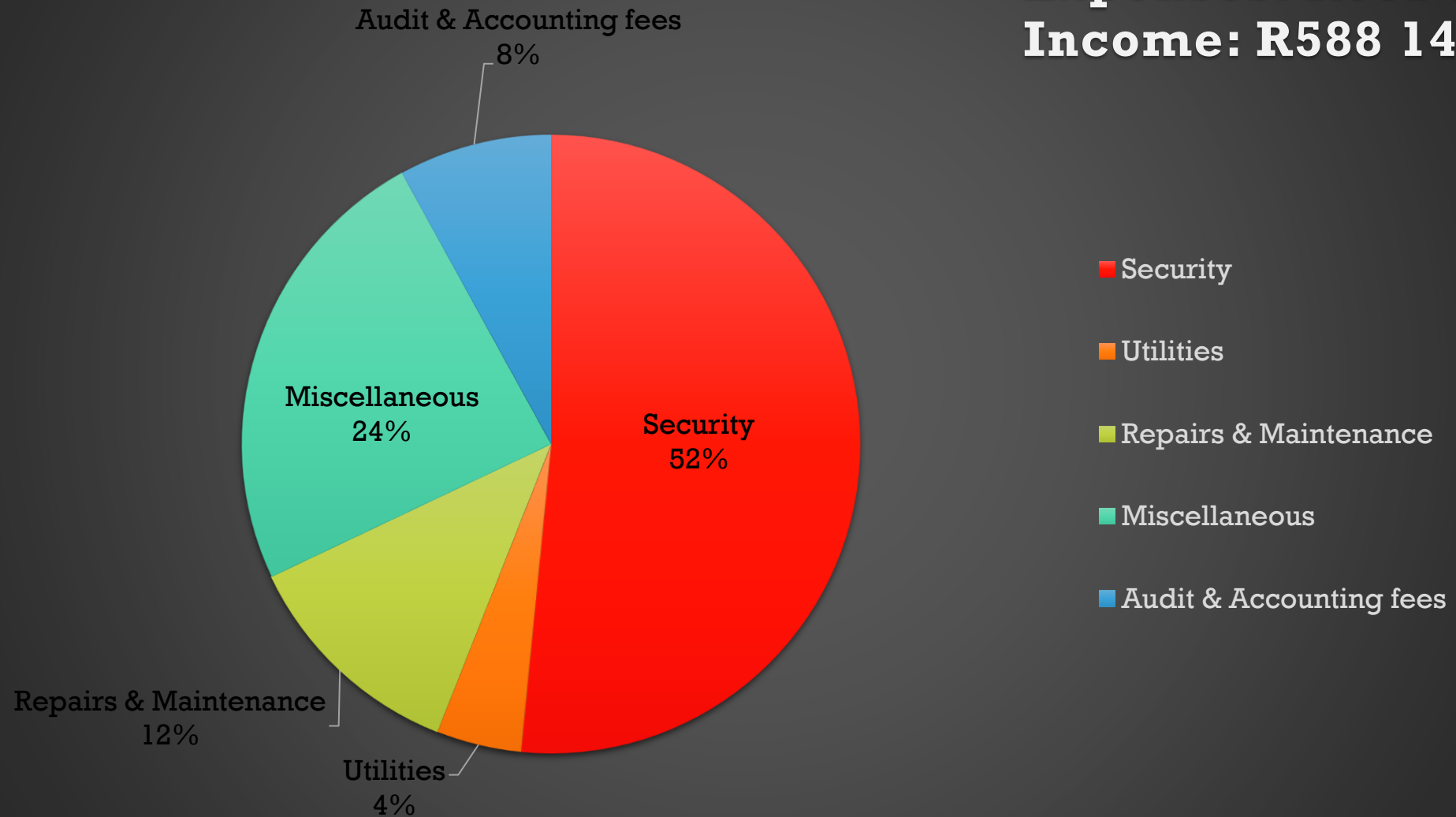
INCOME STATEMENT

	2023	2022
Levies invoiced (R2460 x 208)	549,120	549,120
	549,120	549,120
Plus Other income received		
Clearance fees	5,000	7,000
Building Plans	150	2,500
Interest received	31,899	18,171
De Tuin Fun Day	1,980	0
Total other income received	<u>39,029</u>	<u>27,671</u>

AUDITED FINANCIAL STATEMENTS
FOR YEAR ENDING 28 FEBRUARY 2023

EXPENSES	2023	2022
Accounting fees	42,834	41,400
Auditor fees	3,750	3,750
Bank charges	2,463	1,939
Electricity	14,000	12,000
Garden services (Including watering of kei apple trees)	90,277	83,291
Insurance	11,696	10,920
Rates	11	13
Repairs and maintenance (Swimming pool)	35,727	7,368
Security	299,930	280,350
De Tuin Fun Day	8,265	0
Sewerage & refuse	13,181	13,181
Water	5,528	13,410
Total expenses as per statement	<u>581,778</u>	<u>471,699</u>
Surplus for the year as per statement	<u>6,371</u>	<u>105,091</u>

Expenses: R581 778
Income: R588 149



	2023	2022
Outstanding levies (as per 28 Feb 2023)	381,396	338,873
Bank balances (as per 28 Feb 2023)	69,412	181,908
Investment account (as per 28 Feb 2023)	629,328	556,148

Outstanding levies on 5 June 2023 = R214 535.30

NOTES
AMOUNTS AS PER 28 FEBRUARY 2023

	2021/2022	2022/2023	2023/2024
INCOME	571,753	572,534	572,355
Levies received	549,120	549,120	549,120
Building plans	1,500	1,500	1,500
Clearance fees	5,500	5,500	5,500
Interest received	15,633	16,414	17,235

BUDGET
FOR YEAR ENDING 28 FEBRUARY 2024

	2021/2022	2022/2023	2023/2024
EXPENDITURE	514,520	526,520	742,400
Accounting Fees	44,000	44,000	48,400
Audit Fees	3,750	3,750	3,750
Advertising & Promotions	1,670	1,670	1,670
Bank Charges	4,500	4,500	4,500
Electricity	15,000	15,000	15,000
Gardening	47,500	47,500	75,000
Insurance	15,000	15,000	15,000
Printing & Stationery	1,000	1,000	1,000
Rates & Taxes	500	500	500

BUDGET
FOR YEAR ENDING 28 FEB 2024

	2021/2022	2022/2023	2023/2024
Repairs & Maintenance	10,000	10,000	10,000
Improvements	20,000	20,000	200,000
Repairs & Maintenance: Swimming Pool	20,000	20,000	30,000
Security	290,000	302,000	314,080
Sewerage & Refuse	20,000	20,000	10,000
Water	20,000	20,000	10,000
Surplus	57,233	46,014	(169,045)

BUDGET
FOR YEAR ENDING 28 FEB 2024

APPOINTMENT OF ACCOUNTANTS

AUDITORS

LEGAL ADDRESS



BACH
ACCOUNTANTS

CO.ZA

- LEVIES
- OUTSTANDING LEVIES



LEVIES

The levy will remain the same, R2640 for the year.
No increase – 5 YEARS IN A ROW!

- 2024 – R2640 (01.07.2023 – 30.06.2024)
 - 2023 – R2640
 - 2022 – R2640
 - 2021 – R2640
 - 2020 – R2640
 - 2019 – R2450
 - 2018 – R2450
 - 2017 – R2450
-
- All 2021/2022 levies that are still due in the new levy year, will be handed over to Louw & Coetzee Attorneys by September 2023 – NO EXCUSES!
 - Levy year is from July 2023 – June 2024

SECURITY – SAFETY IN DE TUIN
SJC SECURITY SERVICES
0861 752 911



Charl du Toit from SJC Security Services will join us via the link

INSURANCE



CIB Homeowners Association Insurance - Residential

Underwriting Manager :

CIB (Pty) Ltd.

Vat No :

4890146725

Broker :

Origin Financial Administration (Pty) Ltd

BUILDING PLANS

Are you expanding your property?

- ▶ Building Guidelines – www.detuinhwa.com
- ▶ Building plans to be submitted to the HOA for approval
- ▶ Building fee and levies must be paid in full before we can issue approval
- ▶ Colour schemes – www.detuinhwa.com

For more information, please visit the website
www.detuinhua.com



BUILDING PLANS

Are you selling your house?

- Consent fee and Levies must be paid in full
- Approved plans to be submitted to the HOA for approval
- IN THE CASE WHERE THERE IS ANY ILLEGAL BUILDING WITH NO PLANS APPROVED BY THE MUNICIPALITY, THE FOLLOWING NEEDS TO HAPPEN:
 - Plans needs to be drawn up by the seller
 - Building plans to be submitted to the HOA
 - HOA will then approve if it is in order
 - Building plans to be submitted to the municipality
 - Proof of submission must be sent to HOA before consent can be issued

For more information, please visit the website
www.detuinhua.com

A black and white photograph of a rolled-up newspaper, showing the texture of the paper and the curves of the roll. The text 'DE TUIN CONSTITUTION' is overlaid in a clean, white, sans-serif font. The background is a soft, out-of-focus grey.

DE TUIN CONSTITUTION

SWIMMING POOL





PARK











**KIDS
FUN
DAY**

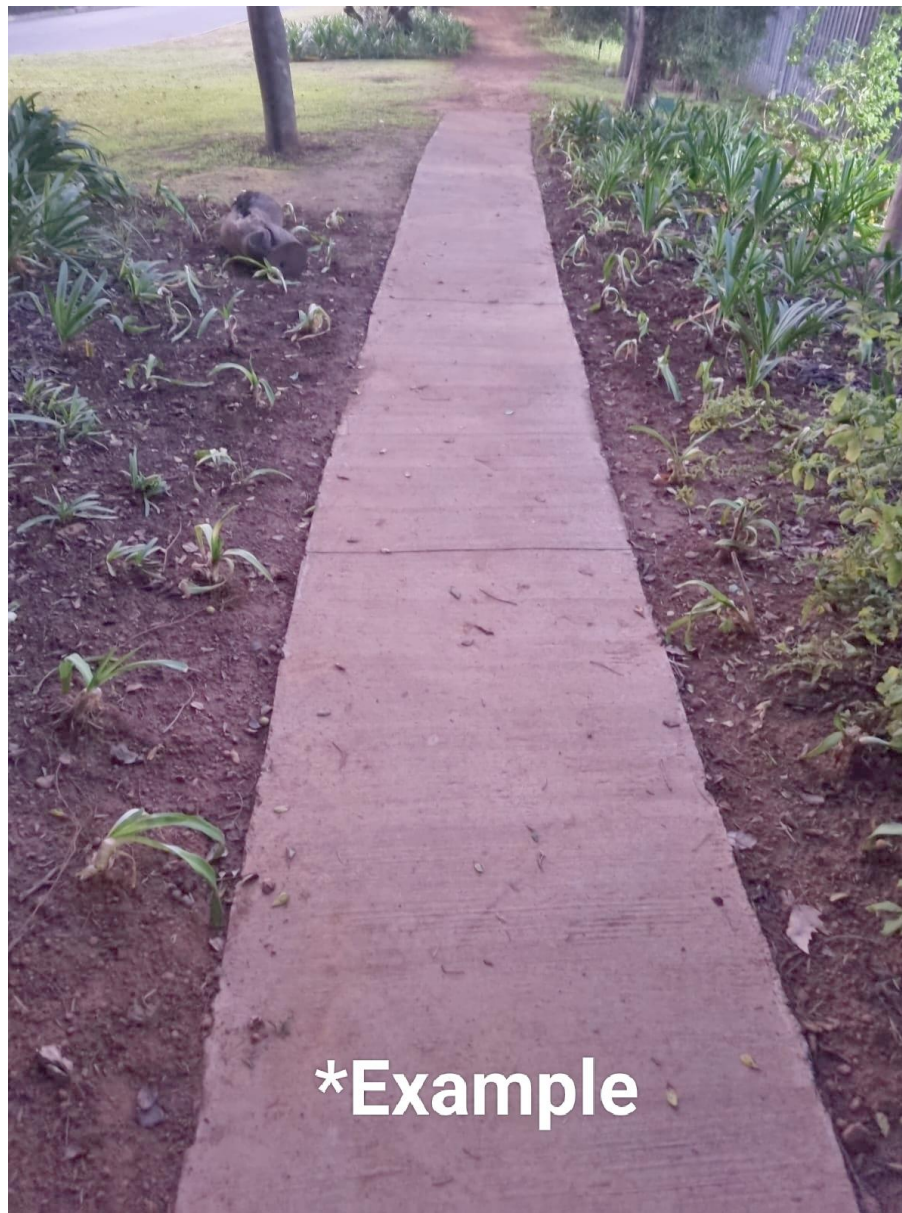




2024 PROJECTS







***Example**

APPOINTMENT OF NEW TRUSTEES FOR 2023/2024

Debbie Nortje

Juanita Wiese

Christine Swart

Lizel Loo

Evert Loo

GENERAL

CONCLUSION

www.detuinhua.com
detuinhua@gmail.com

Thank you for attending the virtual
2023 Annual General Meeting for De Tuin