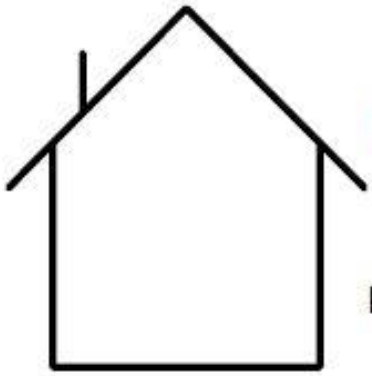


DE TUIN HOME OWNERS ASSOCIATION VIRTUAL ANNUAL GENERAL MEETING



De Tuin
HOME OWNERS ASSOCIATION
HUISEIENAARSVERENIGING

Tuesday, 7 June 2022
19:00

AGENDA

1. Opening and Welcome
2. Attendance Register
3. Minutes of Previous Meeting, 2 June 2021
4. Chairperson's Report 2022
5. Appointment of Accountants and Auditors
6. Consideration of Audited Financial Statements for the year ending 28-Feb-2022
7. Budget for the year ending Feb-2023
8. Levies and outstanding levies
9. Security – SJC
10. Insurance
11. Building plans and building guidelines
12. De Tuin Constitution
13. Swimming Pool
14. Park
15. 2023 Projects
16. Appointment of Trustees 2022/2023
17. General
18. Conclusion

OPENING AND WELCOME

Technical Considerations

- Google Meets only allow us to meet for 60 minutes.
- If you are unable to attend, please send us a proxy (attached). 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 for future use and will be available on the website.

ATTENDANCE REGISTER

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



MINUTES OF PREVIOUS MEETING
2 June 2021

CHAIRPERSON'S REPORT 2022

APPOINTMENT OF ACCOUNTANTS & AUDITORS

AUDITED FINANCIAL STATEMENTS FOR YEAR ENDING 28 FEBRUARY 2022

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



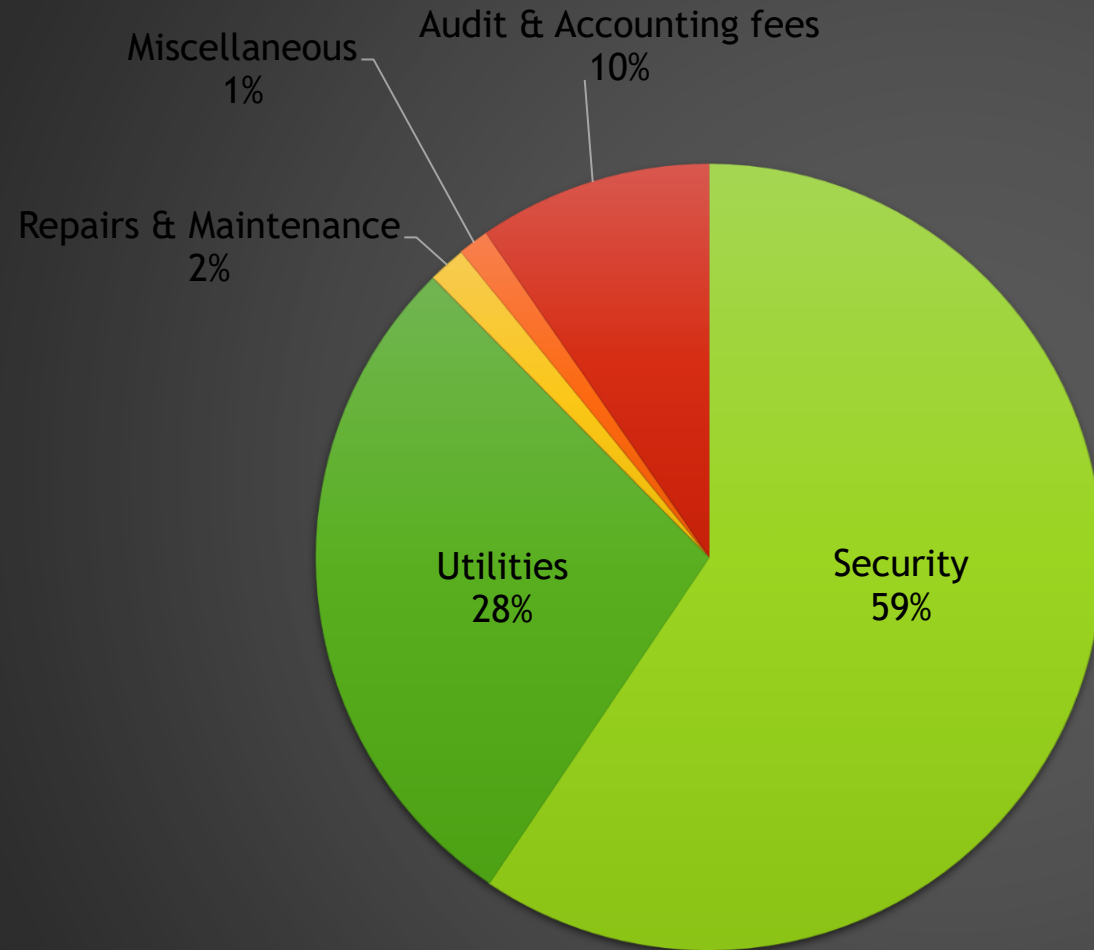
The Annual Financial Statements as well as the Budget is available on the website – www.detuinhwa.com

AUDITED FINANCIAL STATEMENTS FOR YEAR ENDING 28 FEBRUARY 2022

INCOME STATEMENT	2022	2021
Levies invoiced (R2460 x 208)	R549 120	R549 120
	R549 120	R549 120
Plus Other income received		
Clearance fees	R7 000	R5 500
Building plans	R2 500	R1 500
Interest received	R18 171	R14 888
	R27 671	R21 888
Total income received	<u>R576 791</u>	<u>R571 008</u>

EXPENSES	2022	2021
Accounting fees	R41 400	R41 400
Auditor fees	R3 750	R3 750
Bank charges	R1 940	R2 243
Electricity	R12 000	R10 993
Garden services (Including planting of new trees)	R83 291	R36 500
Insurance	R10 920	R10 216
Rates	R13	R7
Repairs and maintenance (Swimming pool)	R7 368	R5 918
Security	R280 350	R274 788
Sewerage and refuse	R13 181	R2 399
Sewerage & refuse	R13 181	R2 399
Water (due to toilet leak)	R13 410	R1 671
Total expenses as per statement	<u>R471 700</u>	<u>R409 303</u>
Surplus for the year as per statement	<u>R105 091</u>	<u>R161 705</u>

Expenses: R471 700
Income: R576 791



- Security
- Utilities
- Repairs & Maintenance
- Miscellaneous
- Audit & Accounting fees

NOTES

AMOUNTS AS PER 28 FEBRUARY 2022

	2022	2021
Outstanding levies (as per 28 Feb 2022)	R338 873	R353 318
Bank balances (as per 28 Feb 2022)	R181 907	R196 144
Investment account (as per 28 Feb 2022)	R556 148	R419 212

BUDGET

FOR YEAR ENDING 28 FEBRUARY 2023

	2020/2021	2021/2022	2022/2023
INCOME	R571 008	R571 753	R572 534
Levies received	R549 120	R549 120	R549 120
Building plans	R1 500	R1 500	R1 500
Clearance fees	R5 500	R5 500	R5 500
Interest received	R14 888	R15 633	R16 414

BUDGET

FOR YEAR ENDING 28 FEB 2023

	2020/2021	2021/2022	2022/2023
EXPENDITURE	R409 303	R514 520	R526 520
Accounting Fees	41 400	R44 000	R44 000
Audit Fees	R3 750	R3 750	R3 750
Advertising & Promotions	R1 670	R1 670	R1 670
Bank Charges	R2 244	R4 500	R4 500
Electricity	R10 993	R15 000	R15 000
Gardening	R36 500	R47 500	R47 500
Insurance	R10 216	R15 000	R15 000
Printing & Stationery	R0	R1 000	R1 000
Rates & Taxes	R7	R500	R500

BUDGET

FOR YEAR ENDING 28 FEB 2023

	2020/2021	2021/2022	2022/2023
Repairs & Maintenance	R0	R10 000	R10 000
Improvements	R16 648	R20 000	R20 000
Repairs & Maintenance: Swimming Pool	R5 918	R20 000	R20 000
Security	R274 788	R290 000	R302 000
Sewerage & Refuse	R2 399	R20 000	R20 000
Water	R1 671	R20 000	R20 000
Surplus	R161 705	R57 233	R46 014

- LEVIES
- OUTSTANDING LEVIES



LEVIES

The levy will remain the same, R2640 for the year.

No increase – 4 YEARS IN A ROW!

- 2023 – R2640 (01.07.2022 – 30.06.2023)
 - 2022 – R2640
 - 2021 – R2640
 - 2020 – R2640
 - 2019 – R2450
 - 2018 – R2450
 - 2017 – R2450
 - 2016 – R2250
-
- All 2021/2022 levies that are still due in the new levy year, will be handed over to Louw & Coetzee Attorneys by September 2022 – NO EXCUSES!
-
- Levy year is from July 2022 – June 2023

SECURITY - SAFETY IN DE TUIN

SJC SECURITY SERVICES

0861 752 911

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



Become actively involved with the Neighbourhood Watch
Join the WhatsApp & Facebook Groups

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.detuinhua.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.detuinhua.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



2023 PROJECTS





APPOINTMENT OF NEW TRUSTEES FOR 2022/2023

Debbie Nortje - Trustee (Chairperson)

Juanita Wiese - Trustee (Vice Chairperson)

Christine Swart - Trustee (Secretary)

Lizel Loo – Trustee - Trustee (Public Relations)

Evert Loo - Trustee (Maintenance – Pool/Park)

Hester Mostert – Trustee (Administration)

GENERAL

CONCLUSION

www.detuinhua.com
detuinhua@gmail.com

Thank you for attending the virtual
2022 Annual General Meeting for De Tuin