

**MINUTES OF FIRST A.G.M. OF THE SANDY POINT  
BEACH ESTATE HOA HELD ON THE 22<sup>ND</sup> MAY 2008.**

**PRESENT:** Ernst Marais (Chairman)  
Basil de Sousa (Vise-Chairman)  
Gavin Stigling (MD Sandy Point & Trustee)  
Rick Granville (Resident Architect & Trustee)  
Desiré Chowles-Marais (Managing Agent)

**MEMBERS PRESENT:** E. Birch  
CHL Feyt  
C. Vosloo  
D. Pretorius,  
J. Voster  
UH Bachman  
C. Wuim (representing S.Uys)  
R. Serdyn  
D. Caarstens

**1. WELCOME**

On arrival the members were treated to nice refreshments in the adjoining room and at 16h00 the meeting commenced and the Chairman welcomed all the members at the first A.G.M. to be held and introduced the Trustees already appointed by the Developer and the Managing Agent to the members.

**2. APOLOGIES**

No apologies were made known to the Chairman.

**3. CHAIRMAN'S REPORT**

The Chairman reported that the completion of the security wall is conservatively expected by the end of June 2008 by which time all building rubble will also have been removed. He also confirmed that the garden services have been appointment for the upkeep of the landscaped entrance areas, cleaning of weeds from side walks and roads and cleaning the beach on a daily basis of kelp and litter. The Sub- contractor appointed to fulfill this function will permanently have two full time laborers on site to duly give effect to the above.

He also explained that the building of the Shopping Centre has been delayed due to an objection that has been lodged to Saldanha Bay Municipality. However he has the right to appeal to Provincial Government which can delay the construction of the centre for another six months. Therefore the decision was made by the Developer to start building the centre in the beginning of 2009. Irrespective of this delay the installation of the civil services for the shopping centre will be completed during the course of 2008.

The Chairman confirmed that a proposal for the completion of the landscaping with water feature around the gate house, the installation of the logo "Sandy Point Beach Estate" on the gatehouse entrance manufactured in highly polished 316 marine grade stainless steel on pins, the installation of remote controlled electric booms and the spray lights that will light up the gate house at night. He also said that he is waiting for further quotations and that it is still uncertain whether the booms will initially be manual or electrical.

#### **4. PRESENTATION AND ADOPTION OF BUDGET FOR 2008/2009**

Mr. Birch suggested that some of the items under the budget like "printing and stationery", "telephone and postage", "computer expenses" and "cleaning expenses" be included under the management fees and not the way it appeared on the budget. The majority of members agreed that these items should be included "management fees". Thereafter approval for the budget was approved unanimously.

#### **5. LEVIES FOR 2008/2009**

The Chairman called on the members to vote on the levy and approve the levy of R195.00 per month and it was accepted unanimously.

#### **6. CONFIRMATION OF APPOINTMENT OF AUDITORS**

The members accepted the appointment of Reko Auditors in Vredenburg unanimously.

#### **7. THE ELECTION OF TRUSTEES OTHER THAN THE DEVELOPER'S REPRESENTATIVES**

Both Mr. Eddie Birch and Rikus Serdyn were nominated and seconded and voted in by the members to represent them as Trustees in the running of the HOA. The Chairman congratulated and welcomed them as trustees.

#### **8. TO CONSIDER AND, IF DEEMED FIT, PASS WITH OR WITHOUT MODIFICATION THE PROPOSED GENERAL RESOLUTION NO. 001.**

The A.G.M. took place before the end of May 2008 and therefore the above resolution did not apply.

## 9. GENERAL

### 9.1 SECURITY

Mr. Bachman expressed his concern that the access controlled security is inadequate and that the government coastal reserve and beach areas allows free access to the public. The Chairman explained that notice boards will be erected on the eastern and western sides of the development that will read "Access to private property strictly prohibited". Mr. Bachman replied that these notice boards will not be effective and will not stop people from entering these public areas.

Mr. Birch supported Mr. Bachman's views on this and they suggested that two additional guards patrolling these points be appointed. The Chairman replied by agreeing to get a revised quotation from IGS Security for these services. One of the members also suggested that cameras be installed to activate when any movement is detected to be monitored by the guards in the gate house. The Chairman agreed to look into the matter and to establish the costs of such an exercise. The quotations for the above has been received and will be reviewed by the trustees at the next trustees meeting to be held shortly.

### 9.2 LEVIES

Mr. Rikus Serdyn appealed to the Developer Mr. Gavin Stigling once more and requested if he would consider rather than paying the shortfall, to rather pay levies on unsold erven. Mr. Stigling agreed that the total amount of levies be payable to be divided by 295 and that Sandy Point Beach Properties (Pty) Ltd will thus pay the levies on, erven unsold and/or un-transferred. This means that the levy has been reduced from R195.00 to R142.00 before taking into consideration the costs of improved security to be considered. This levy will be payable from the 1<sup>st</sup> of June 2008.

### 9.3 BURGLAR BARS

Several members complained about the Architectural guidelines that prohibits the installation of the above. The Chairman referred this complaint to Mr. Rick Granville and also pointed out that Trellidor's for both the sliding doors and windows for the gate house are being installed. Mr. Rick Granville replied by saying that the original intention of that clause was primarily to prohibit the installation external burglar bars and also made clear his concern that not all types of internal burglar bars would be acceptable. The Chairman then requested that Mr. Granville adjust the clause to allow internal burglar bars and to describe the only types of burglar proofing that will be allowed to insure that a minimum standard is adhered to.

#### 9.4 RATES & TAXES ON PRIVATE OPEN SPACES

Mr. Bachman pointed out that the municipality should be approached and requested to lower the Rates and Taxes on the private open spaces because they are of no commercial value and that the upkeep of the same is done by the HOA at their own costs. Desiré Chowles-Marais agreed to arrange a meeting with Jannie Bester of Saldanha Municipality and to put such a request in writing to the local authority.

#### 9.5 ELECTRICITY

The Chairman explained the intention to have the wall lights and the gate house to be put on at night on a day- night switch. On a second circuit the balance of the internal street lights will be put on a time delayed switch that will power the internal street lights for three hours after dark daily. Mr. Bachman suggested that Reiner of GPS Green Power Solutions be appointed to investigate and give a cost estimate in respect of an environmentally friendly alternative electricity source that will be completely independent from Eskom supplied power for all the lighting requirements for street lights etc. for which the HOA will be responsible. This will also be presented to the trustees for consideration and discussed with the developer.

#### 10. CLOSE

There being no more points to be discussed the Chairman declared the meeting adjourned.

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