



HUISEIENAARSVERENIGING / HOMEOWNERS ASSOCIATION NPC

P.O. Box 2500
Brooklyn Square
0075

Tel: 012 483 2333
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Registration Number: 2005/023582/08

Estate Manager: Marcel Beetge
E-Mail: office@amberfield-valley.co.za Tel: 060 993 5874

MINUTES

of the Amberfield Valley Directors meeting held on 29 May 2018 at 18:00
at 3809 Rock Alder Close Amberfield Valley.

Members:

Designation / Portfolio	Member
Chairman	Vacant
Aesthetics and Operations – Deputy chair	Samantha Coetzee (SC)
Finance	Annette Weldon (AW)
Safety and Security	Stephen Kgomo (SK)
Maintenance and Development	Ruan Marcus (RM)

1. Welcome

Host Samantha Coetzee.

2. Attendance

All present

3. Conflict of interest

Should a matter arise where an individual/s in attendance have a personal interest in any matters discussed, it is the responsibilities of the individual/s to announce the conflict of interest to the meeting and excuse themselves to allow for the objective discussion and voting on the specific matter at hand. After the matter is closed, the member may re-join the meeting.

4. Election of new chairperson

SC nominated Ruan Marcus
AW seconded the nomination
RM accepted the position

5. Minutes of previous meeting

Minutes of the previous meeting held on 07 May 2018 approved by all present.

	<ul style="list-style-type: none"> • 1st proposed date for SGM is Thursday 21 June 2018 • 2nd proposed date in Thursday 28 June 2018 • RM to find out from Pretor if the SGM can be scheduled in July • Must have auditors statement before we can give notice for SGM • In the notice for the SGM, it must be clearly stated that if you are in arrears with your levy you will not be allowed to attend • Also, it must be mentioned that postponing the SGM costs a lot of money 	RM
3.	<p>SGM Agenda</p> <ul style="list-style-type: none"> • Approval of new budget • Election of new board members • Approval of previous financials • Bird and Bee sanctuary • Stand 4001 • Tower – that we will go to the companies' tribunal • Security committee feedback 	SC
4.	<p>Communication – Paul Monthlabaki</p> <ul style="list-style-type: none"> • A mail will be sent to the residents stating that Paul is no longer a director 	RM
5.	<p>Matters arising from neighbouring estates</p> <ul style="list-style-type: none"> • Grass cutting <ul style="list-style-type: none"> ♦ It was agreed that AV will not participate in the Estate grass cutting scheme since we cut our own grass • Security with other estates <ul style="list-style-type: none"> ♦ It was agreed that AV will not participate in the security initiative with the other Estates. ♦ RM to communicate • Meeting with other Estates <ul style="list-style-type: none"> ♦ Suggestions were made that the meetings should be held quarterly ♦ Maybe create a Telegram group for the Chairmen ♦ It was decided that AV will participate in the meetings • Ruan to write letter in response to the other estates 	RM

6.	<p>Security Issues</p> <ul style="list-style-type: none"> • Shacks were removed from dam on eastern border • SK contacted SAP and they shacks were removed • A letter will be sent to the residents about safety outside the Estate 	<p>SK</p> <p>RM</p>
7.	<p>Accelerate</p> <ul style="list-style-type: none"> • Paul had meeting with Accelerate • Concerns include: <ul style="list-style-type: none"> ♦ Timeline ♦ Appointment ♦ No signed SLA ♦ Only give a 12-month guarantee ♦ Their appointment was not approved by the residents ♦ Their plans include digging up every pavement and road in the estate • Ruan suggested asking them to leave the estate and to discontinue work • Annette mentioned that they have already spent time and money on this project and they could sue the estate • Ruan suggested we serve the matter to the residents at the SGM • Annette urged that they be invited to the discussion • Stephen reminded us that Paul acted in his personal capacity when he gave Accelerate permission to continue work • Sam suggested arranging a meeting with Accelerate to discuss the matter • It was agreed that Ruan will send a letter to Accelerate that explains that Paul was acting in his personal capacity and ask for a meeting with the directors. • All activities will be suspended till after the meeting • Sam did e-mail Thapelo- responded that he has no documents on the matter • It was agreed that Accelerate will be removed from the website 	<p>RM</p>
8.	<p>Netvark</p> <ul style="list-style-type: none"> • Has applied to rescind the judgement • Case comes to court on the 18th of June 2018 	<p>SK</p>

	<ul style="list-style-type: none"> • A letter was sent to Paul on the 2nd of June 2018 by EYS for further instructions, no response received by EYS on wayforwd • Stephen spoke to the lawyers • Lawyers advised that we not defend as it was late and have the matter go to trial. • Board took a decision to defend the application by Netvark to avoid starting all over again as we have already spend money on the case • Resolution: AV will defend the judgement 	
9.	<p>Management company</p> <ul style="list-style-type: none"> • Registration of Directors <ul style="list-style-type: none"> ♦ Making changes to directors carries a cost of R1200 per incident ♦ Since the appointment of Paul and the subsequent removal and appointment of a new director was a oversight from Pretor it was agreed that the costs should be carried by Pretor ♦ Ruan to sent letter • Invoice for fees <ul style="list-style-type: none"> ♦ Pretor must send a detailed invoice, on a monthly basis, to the HOA for approval • Directors are to meet with Pretor • A new management company is to be considered and possibly proposed at AGM • No letter may be sent to residents without majority approval by directors • Paul must be removed from website • Ruan will send letter to residents to update on board members 	RM
10.	<p>Auditors</p> <ul style="list-style-type: none"> • Audited statements were promised 48 hours after AGM • It has been more than 2 months and it has still not been received • Ruan to follow up • It was agreed that presenting a new company at the AGM will be considered 	RM



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8. Closure of meeting

Meeting closed at 19:30. No future director's meeting have been scheduled.

Ruan Marcus
Chairperson of the Board
Amberfield Valley HOA

29 May 2018
Date