

**MINUTES OF THE 24th ANNUAL GENERAL MEETING
OF THE RIVER CLUB HOMEOWNERS' ASSOCIATION
HELD ON WEDNESDAY, 4th APRIL 2018 @ 09h00 IN THE
CLUBHOUSE AT THE RIVER CLUB SPORTS COMPLEX,
PIESANG VALLEY ROAD, PLETTENBERG BAY**

PRESENT :	Mrs F Bam	Erf 4171
	Mrs C J Milligan	Erf 4177
	Spring Lights 1063 CC	Erf 4198
	Mr D & Mrs M Truter	Erf 4202
	Mr D & Mrs M Truter	Erf 4203
	Mr HC Nieuwoudt	Erf 4217
	Mrs C A van Zyl	Erf 4221
	Mr C Ferreira	Erf 4223
	Mr & Mrs C Nel	Erf 4227
	Ms D Cavanagh	Erf 4229
	Slow Roll Properties cc	Erf 4243
	Mr & Mrs B Knight	Erf 4248
	Mr & Mrs G Wood	Erf 4253
	Mr P Burchell	Erf 4266
	Mr & Mrs D W Zoutendyk	Erf 4279
	Ms S Roche	Erf 4280
	Mr D W Zoutendyk	Erf 4286
	Mr D J Harrow	Erf 4290
	Mr M R Jaffe	Erf 4294
	The Riverside Trust	Erf 4298
	Mrs J M Horsfield	Erf 4304
	Mrs D Scruggs	Erf 4306 Chairperson
	Mr P Burchell	Erf 4307
	Lady A Conyngham	Erf 8519
	Alan Gillet Discretionary Trust	Erf 9354
	Ms E A Thomas	2 RC Mews
	Fullimput 1515 cc	2 Mustique
	Mr D & Mrs M Truter	1 RC Villas
	Mr C Ferreira	3 RC Villas
	Mr D & Mrs M Truter	5 RC Villas
	Mr MC & Mrs FBI Ahmed	16 RC Villas
	Mrs Y Jordaan	19 RC Villas
	Mrs P Crawford-Brunt	28 RC Villas
	Miss A Legge	34 RC Villas
	Maljoy Trust	42 RC Villas
	Mr MAW & PD Lander	43 RC Villas
	Mr P Sassin	Plett Property Management
	Mrs L Swire-Griffiths	Plett Property Management
	Mr M Gavrill	Plett Property Management

PROXIES :	Mr A & Mrs Y Fleetwood	Erf 4157
	Mrs S Barnard	Erf 4158
	Mrs M Pretorius	Erf 4185
	The Arlome Trust	Erf 4187
	Heather Marjorie Brand	Erf 4192
	Heather Marjorie Brand	Erf 4193
	Mrs S C Pretorius	Erf 4201
	Ms K Capsopoulos	Erf 4208
	Mr C Ferreira	Erf 4223
	Up On The Point Property 59 (Pty) Ltd	Erf 4239
	Mr & Mrs B Knight	Erf 4248
	Mr JF & Mrs JN Steyn	Erf 4252
	Mr & Mrs Morrison	Erf 4274
	Mrs A Leach	Erf 4281
	Mr MJG Hardaker	Erf 4287
	Mr E C J Venter	Erf 6791
	Ms A Esterhuysen	7 RC Mews
	Fullimput 1515 cc	2 Mustique
	Mr & Mrs A van der Merwe	5 Mustique
	Mrs A Esterhuysen	2 RC Villas
	Mr MG Woest	13 RC Villas

APOLOGIES :	Mr A & Mrs Y Fleetwood
	Mrs S Barnard
	Mrs Heather Brand
	Mrs S Webb
	Ms Ashleigh Holmes
	Mr/s GA Paterson

1. WELCOME

The Chairperson, Mrs Delite Scruggs, extended a warm welcome to all members present and thanked them for making the effort in attending the meeting.

2. ATTENDANCE & PROXIES

Attendees, proxies and apologies were noted, and the Chairperson confirmed that a quorum was present and that the meeting held was properly constituted.

3. APPROVAL OF THE MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 10th APRIL 2107

The Chairperson proposed that the Minutes of the AGM held on 10th April 2017, having been circulated to all members, be accepted as a true reflection of what had transpired at the meeting.

Mrs Scott proposed, seconded by Mr Wood - No one was against the approval.

4. ANY MATTERS ARISING FROM THE MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 10th APRIL 2017

There were no matters arising.

5. CHAIRPERSON'S REPORT

Mrs Scruggs confirmed that the chairperson's report had been circulated to all owners together with the notice of the meeting.

Since the report had been circulated, further information had since come to light in respect of the levy structure issue through Mr van der Merwe on behalf of the Body Corporates. Chairman advised that a reply would be forthcoming.

Mrs Scruggs informed the meeting that the Tennis Courts refurbishment would commence on the 10th April '18, weather permitting.

The Emergency Protocol for the fire safety in River Club, the Trustees were informed that RC HOA are obliged to install fire hydrants and boxes throughout the Estate, the cost of this will be +/- R 100,000 and will form the major part of this year's expenditure.

Mr Lander requested through the Chair to address the meeting, regarding the dispute between RC HOA and the Sectional Title Owners. Mr Lander gave the meeting some background on this issue including all the meetings that were held in the past with the dispute having cost the HOA over R 70,000 so far. If this dispute continues, it could cost the HOA substantially more legal costs. Mr Lander pointed out that the Complainants had a high-powered legal team, including 2 High Court Attorneys and 2 lawyers, one who is an expert in Law. Mr Lander proposed that the incoming Trustees be given a mandate to resolve this matter for the betterment of both parties without incurring any further costs. Mr Wood advised the meeting that it was perhaps relevant to point out that Mr Lander was the Chairman of one of the Complainant Body Corporates.

The Chairperson agreed to the request and it was suggested that a meeting be set up between all the Chairpersons of the parties involved to try to find an amicable solution with the hope of no further legal costs.

Mr Wood suggested that the meeting be held within the next 2 months, in order for Mr Lander to be able to attend as well. Mrs Scott volunteered to mediate with her experience in the matter.

Mr Sounes mentioned that this problem has been known for a long time and for past 21 years the three entities have had a huge discount on the rates the he pays to establish the River Club into what it is today. To continue a further discount at the expense of the homeowners, he thinks this is wrong. It is time for the Homeowners to stand up and say those are the rates you have to pay; these facilities are used for all to enjoy.

Mr Wood proposed that the report be taken as read. The motion was seconded by Mrs Horsfield.

6. FINANCIALS

6.1 Approval of Audited Financial Statements date 31st December 2017

It was confirmed that the Financial Statements had been circulated to members with the notice of the meeting. Mr Sassin tabled the financials and commented that the financial position remained sound.

Mr Sassin pointed out on page 5 of the Financials that the Equity and Liabilities had grown from R 1,3m to R 1,6m. He informed the meeting that the cash and cash equivalents were approximately R 1,1m of the reserve value.

Mr Sassin thanked the members who continue to settle their monthly levies timeously, as this assisted with the smooth running of the complex.

The Chairperson called for the acceptance of the Audited Financial Statements.
Mrs Scott proposed, seconded by Mr Nel.

All attendees accepted the Annual Financial Statements.

6.2 Confirmation of the Estimated Budget for Income & Expenditure for the period 2018

Mr Sassin took the meeting through the budget. He confirmed that a 2.3% levy increase had been affected as of 1 January 2018.

Mr Sassin highlighted the more detailed breakdown and budgeting of garden expenditure to improve control of these expenses. He eluded to the legal fees already covered in the Chairman's report earlier on in the meeting.

Mrs Nieuwoudt mentioned her concern with the Ponds as she felt that no one was taking responsibility for the maintenance and care of the pumps located at the Ponds. She suggested that this issue be dealt with by the Trustees. Mrs Scruggs informed Mrs Nieuwoudt that the Trustees will speak to Henk for guidance and direction into dealing with this matter.

Mr Burchell proposed, and Mrs Horsfield seconded.

There were 8 votes against the acceptance of the budget, namely:

- Mr Lander x 3
- Mr van der Merwe x 1
- Mr Spitz x 1
- Mr Ferreira x 1
- Mr Legge x 1
- Mrs Crawford-Brunt x 1

By majority vote the Budget was approved.

6.3 Sectional Title Units – Levy Structure

This was discussed under the Chairman's report above.

7. SPECIAL RESOLUTION TO THE RIVER CLUB HOMEOWNERS ASSOCIATION ANNUAL GENERAL MEETING 4th APRIL 2018

The Trustees propose that, ongoing, the River Club Home Owners Association forego the levy charges in respect of the parcel of land, owned by the River Club Villas Body Corporate, located between Erven 4194 and 9354 and bordered by Elands Creek and the river frontage.

On behalf of the Trustees, Mr Wood proposed an amendment to the motion to add the wording, "subject to the River Club Villas Body Corporate ensuring that the area is not blocked in any way so as to restrict access to the river frontage." The amendment was accepted by the meeting.

Mr Lander, as Chairman of the River Club Villas Body Corporate, indicated that his Trustees meet and draw up an agreement. All Attendees Agreed. There were no dissenting votes to the amended resolution.

8. APPOINTMENT OF AUDITORS

It was unanimously agreed to re-appoint Michaelides, Parker &, Kretzmann Incorporated as auditors for 2018.

Mr Knight proposed, seconded by Lady Conyngham.

9. APPOINTMENT OF INSURANCE BROKERS

The Chairperson suggested the continuation with the services of the Investment and Insurance Shop.

Mrs Horsfield proposed, seconded by Mrs Truter. Agreed unanimously.

10. CONFIRMATION OF DOMICILIUM CITANDI

The Chairperson proposed confirmation that the domicilium citandi remain at No 7 Gibb Street, Plettenberg Bay. Mr Wood proposed, seconded by Mrs Scott. Agreed unanimously.

11. ELECTION OF TRUSTEES

The following Trustees were elected by means of a ballot and duly accepted their nominations:

- Mr Charles Nel
- Mrs Delite Scruggs
- Mrs Rose Scott
- Mr Jaco Kruger
- Mr Francis Legge

The question was raised re: non-owners being elected as Trustees and confirmed that this was in accordance with the Constitution, provided the majority were owners and if it was felt the individuals brought particular skills/abilities to the board.

All duly accepted their appointments as Trustees.

Mrs Scruggs thanked Jeanine, Riana and Gerry for all their devotion and hard work over past year.

It was agreed that the Trustees would get together after the meeting to appoint a Chairperson for the ensuing year.

12. GENERAL

12.1 Conservation

Mr Lander recommended Mr Ferreira's son-in-law, who has tremendous skills regarding Cape Nature Conservation to assist the trustees to enhance the whole of River Club Estate from a conservation point of view. All Agreed.

12.2 Parking Problems

Mrs Horsfield gave a presentation on parking problems, mainly the shortage of parking, at River Club during the season. Mrs Horsfield's PDF Report attached along with these minutes. The Trustees were given a mandate to investigate this further and report back on their decision. Mrs Scruggs said that the incoming board will investigate all options available.

12.3 Homeowners turning their garages into Bedrooms

It was mentioned in the meeting that some owners have turned their garages into bedrooms and therefore park their cars on the street causing more parking problems. There was a proposal a few years ago that anyone who had converted their garages to bedrooms had to revert to garage. Mr Lander requested a letter be written to the offenders and notice given to revert back to garages as this is against Municipal By-Laws.

12.4 Exit River Club onto Piesang Valley Road

Mr Lander mentioned the need to have the entrance and exit made safer by applying for a traffic circle to be installed.

Mrs Horsfield explained that the Trustees had approached the Municipality on this issue, the Municipality had undertaken a survey and reported back that they did not see this area as a priority issue to have a Traffic Circle installed. Mr Lander advised the Trustees that he would write to the Municipality on behalf of River Club Villas and that he would have the other Chairmen do this as well in support of the RC HOA's request.

12.5 Public Road in the Estate

Mrs Scott was not aware that the roads in the estate were considered public roads. It was suggested that there is still some confusion over the designation of the roads within the estate. She mentioned that for some time now, the cul-de-sac opposite the Clubhouse remains dark due to poor lighting and requested the Trustees to look into improving the lighting. Mrs Scott also mentioned that Mustique's vegetation growth blocks one's view driving out of the cul-de-sac making it impossible to see around them. She would like the bushes removed.

12.6 Wi-Fi

Mrs Truter raised the question of the provision of a "HOT-SPOT" at the Clubhouse for Holiday makers to utilize. Mrs Scruggs informed the meeting that this is in hand and will be installed within the next few weeks. The wi-fi was approved at a cost of R 14,000, utilizing up to a 10 Megabit connection at an additional maximum cost of R 1,650 per month with a lesser charge if the usage requirement was lower, which would apply most of the year and certainly at the outset. Clarity would be sought on the ability to protect the password and implement if necessary.

12.7 DOG STOOLS ON GROUNDS

Mrs Nel mentioned that people who walk their dogs must carry "Poop" Bags to pick up their pet's excrement. Ms Roche requested that visiting friends be allowed to bring their dogs in when coming into River Club. The meeting was firmly against this idea and the no access for visiting dogs will be maintained.

13. CLOSURE

Mrs Scruggs thanked all the Trustees for their efforts, time and assistance into the running of the River Club.

Mrs Scruggs thanked Mrs Swire-Griffiths and Plett Property Management for their efforts and input. Mrs Scruggs informed the meeting that Mrs Swire-Griffiths would be leaving Plett Property Management and introduced Mr Marc Gavrill as the new interim portfolio manager.

Mrs Scruggs presented Mrs Swire-Griffiths with a bouquet of flowers and a gift voucher as a thank you from the RC HOA.

There being no further business to discuss, the meeting closed at 11H00.

After the meeting, the Trustees got together to appoint a Chairperson for the ensuing year. Mr Nel proposed that Mrs Scruggs continue as Chairperson, this was seconded by Mr Legge.

Mrs Scruggs duly accepted the position as Chairperson.

SIGNED: _____

DATED: _____