MINUTES FOR ANNUAL GENERAL MEETING HELD ON THE 22 February 2025 AT THE ST HELENA BAY HOTEL CONFERENCE HALL , ST HELENA BAY AT 10H00 , FOR THE SANDY POINT BEACH ESTATE HOME OWNERS ASSOCIATION

Present :	Chairman	Dirk Baard
	Vice Chairman	Rikus Serdyn
	Trustees	Leonard De Klerk
	Admin	Kevin Brown
		Selwyn Brickles

Apologies :

8053 , 8054 Chris Pretorius	Adolex PTY LTD
8189 Jolanda Ekkerd	8170 Daniel & Lydia Jonker
7988 Johan Steenkamp	8280 Kriel Conradie
8202 Chantelle Greeff	8241 Marie Conradie
8249 Ryan Siljeur	8045, 8048 Elizabeth de Bruin, Steve de Bruin
8052 Paulette Jacobs	Pieter Vercuiel
8137 Valery Leerkamp	8111 Adrian Kriel & Krishka Faber
	Jonathan Pepper

Attending Home Owners :

8124 Nathan Cassels	8186 Leon & Ansie Truter
8067 & 8212 Niel Hagen	8244 C & A Potgieter
8182 B Stoffels	7991 S & G Simpson
8031 Alex Smuts	8220 T Botha
12254 C & S Swart	8185 R De Vos
8026 Lukas & Frieda Pieterse	7990 M Tamblyn
8042 Hans Pruter	12247 P & M Van Vuuren
8190 Danie Froneman	8154 B Goosen and R Botha
8051 8153 Natasha Mouton	8099 , 8178 Charles Lamprecht
8128 Cathy Coetzee	8034 , 8215 Matt Vogler
8228 Cathy Coetzee	12233 K & A Balassis
8076 , 8209 Arthur Geerdts	8094 Barney Vorster
8145 Dirk van Zyl	8010, 8012 Andreas Traub
8104 Gwen Olivier	8183 JJ Prinsloo
8108, 8019, 8010 George Hickman	8141 Janse Van Vuuren
8219 C Van Rensburg	8050 H & M Khan
8044 Arend De Waal	8033 Peter Radasi
12236 Ken Shand	12234 Peter Vermeulen
8009 Dirk Baard	Rikus Serdyn
8092 J McGregor	12240 Rene Vercuiel
8126 Alouma Van Blom	8123 CB Family Trust
Carolee Julius	12248 A Van Der Westhuizen
8207 Thomas Minnie	8178 James Muller
8032 R & M Gounder	12250 J Williams
8066 E Potgieter	8273 Cecile& Hennie Kruger
8001 8218 Riekie &Willie Nel	12244 Debbie Cloete
8264 Geldenhuys	8278 Rowena Kraidy

Tracey Barnes	8266 C Koekemoer
8274 Gavin Le Fleur	J De Nobrega – Guest (Auditor, Cecil Kilpin)
Mark Petersen – Guest (Wes Security)	

The agenda for the meeting is as follows:

1 & 2. WELCOME and APOLOGIES

The Chairman, Dirk Baard welcomed all present. He noted apologies sent and thanked all those who made the effort to attend and who gave suggestions. He also made a special welcome to all the new home owners whose first AGM this was. The apologies received are noted above

3. CONSTITUTE OF MEETING

The Chairman noted that a quorum was present and that the meeting can proceed.

4. APPROVAL OF MINUTES

The Minutes of the previous meeting held on 14th October 2023, was approved, proposed by Arthur Geerdts, and Seconded by Charles Lambrecht

5. CHAIRMAN'S REPORT

The Chairman touched on a number of issues:

a) The rate at which homes are being built in the Estate is encouraging and we stand at about 50% occupancy

b) The financials took some time to complete due to new structures in reporting and sorting out queries on certain items in the final report. The auditors were slow in getting the job done, but indicated that the following audit should be much quicker.

c) The main road revamp should be completed by March/April of this year which will give our town a huge boost

d) He reported that he had sent out an informal survey to get an idea on what the needs were for the boardwalk network. Sample stats were displayed in the meeting for interested parties to view

He asked the attendees if they accepted his Chairmans' report, to which the consensus was affirmative. Proposed by Rene Vercuiel and seconded by Rikus Serdyn.

6. PRESENTATION AND ADOPTION OF AUDITED FINANCIAL STATEMENTS FOR THE PREVIOUS FINANCIAL YEAR BEING 2024

Kevin asked the floor to confirm that they have all received the financial statements. Special attendee Jose de Nobrega of Cecil Kilpin was present. Kevin reported that he had received a number of queries via email leading up to the AGM to which he had sent replies. Kevin asked whether there were any additional queries.

Thomas Minnie requested clarity on the Guarantee figures in the financials of 2024 and the budget of 2025. Kevin explained that the HOA needed to increase their NMD (nominated maximum demand) with ESKOM, as we experienced penalties in 2023. These penalties were as a result of our demand spiking straight after loadshedding with mass recharging of equipment. We increased our NDM from 100kva to 200kva in 2023 which required a guarantee by Eskom of R175 000. We increased our NMD again on 2024 from 200kva to 400kva which required an additional guarantee by Eskom of R435 300.

Kevin also pointed out that the format of reporting had changed slightly with the help of our financial trustee Kriska Faber. An example of the changes was the itemizing of the cash status showing the values for the building deposits, the road levy fees charged, the guarantees held and the levy cash account. Other items include showing taxable income items and separately to the tax exempt items in the tax calculation page (pg 19). Note 9 shows the categories of income earned and note 111 shows the categories of items spent on repairs and maintenance as these items were usually amongst the most frequent queries.

Upon completion of this discussion the financials were approved. Proposed by Rene Vercuiel, and Seconded by Arhtur Geerdts

7. CONSIDERATION OF BUDGET AND LEVIES FOR 2025/2026 FINACIAL YEAR

Kevin discussed certain budget items that were not present in the last years budget and explained why there were proposed changes.

a) Arthur Geerdts asked what the recommended rate of increase in the levies was, and Kevin suggested it was about 13%. Arhtur suggested that we balance these increases to take cognizance of the affordability of pensioners and lower income earners, but still achieve targets needed for projects in the estate. Many agreed with him.
b) Kevin explained that a process of change in the infrastructure of the operations was suggested at Board meetings. Most of the contracted work will be brought in-house so that there was better oversight at the ESTATE, and it was anticipated that most of the Trustees would live in the Estate in the near future, and would be able to be more hands on in their participation in activities and projects in the Estate. This meant that the HOA would register as an employee. The proposal is that we employ an estate manager, a ½ day admin secretary/bookkeeper, and 2 gardeners.
c) Kevin highlighted the electricity over recovery and explained that it was the result of a package change with Eskom for our bulk supply. This over recovery allows us to reallocate funds to more important projects. Given that we have an over recovery of electricity expense with ESKOM, Kevin explained that it did not change the rate at which electricity is charged at the retailer for prepaid power. Therefor Kevin suggested that the home owners consider the option of installing smart meters to allow individual households to better manage their power usage and thereby create a level of savings on their private electricity expense. Some home owners suggested that perhaps solar might be a better option. Kevin agreed, but indicated that a more in-depth discussion will need to take place in order to create a proper strategy. Niel Hagen asked if our 400kva NMD was sufficient to avoid further penalties, and Kevin stated that the appointed Electrical Engineer (Johan De Bruyn) had calculated the required power supply for the total estate, and it came to 400kva. Carl Triskyl enquired as to whether the Developer should be responsible for the cost of the guarantees required by Eskom. Kevin indicated that the account is in the name of the HOA, and the supply is the responsibility of the HOA. Kevin indicated that the Developer did open the initial account in its name and because the HOAowns the electrical services, it should have the electricity account in its own name. Therefor any deposits required needs to be paid by the account holder.
d) Kevin discussed the planned maintenance projects, and noted that allocation was made to all areas of the estate but certain items would receive priority, such as painting the perimeter walls. Arthur suggested that if the gardeners were going to clean the walls then this cost can be saved for

allocation elsewhere. Natasha Mouton expressed her dissatisfaction with the quality of the pathways that were installed, and Thomas Minnie agreed. Thomas suggested an alternative solution needs to be found.

e) The security service for the new year was discussed, which included 3 guards, (one day guard and 2 x night guards). The night guards would have the use of an electric bike in order to move around the ESTATE more effectively, and respond to incidents quicker. A “call to home owner” system is planned which will allow the guardhouse to call home owners when visitors arrive, to confirm that they are home to receive the visitors. Someone asked if they are able to contact the guardhouse (security guards) if they need to report something. Kevin suggested that they let the security team make suggestions on this issue, but expressed concern of home owners having direct access to the Guards. Kevin gave thanks to Adrian Kriel, who has helped sort out our camera system and install additional cameras. Thanks was also given to the security committee for their commitment to the safety of their fellow home owners. Particular thanks was given to Charles Lambrecht.

The proposed Budget was approved. Proposed by Arhtur Geerdts and seconded by Ronnie …

8. APPOINTMENT OF AUDITORS FOR THE NEXT FINACIAL YEAR

The appointment of Cecil Kilpin as Financial Auditors was renewed and approved. Proposed by Barney Vorster and seconded by Rikus Serdyn.

9. SPECIAL ITEMS

9.1 ESKOM SMART METERS :

As discussed earlier in the meeting, Kevin suggested that discussion begin amongst the home owners regarding a change to the use of smart meters from the current meters purchased from Power Measurement. It is suggested that these meters can allow the users to manage their power usage in order to save on costs. This can only be done with 100% participation. Niel asked what the cost would be to change and Kevin said estimates were R4000 per house for the meter and labour.

9.2 CONDUCT RULES: Caravans, boats and trailers

Kevin noted that there was unhappiness amongst residents with the clause 3.8 of the Conduct Rules which states that trailers, boats and caravans must be parked undercover. It was unanimously decided by all present that this clause was to be amended to allow such vehicles to be parked in the open, as long as it was within the boundaries of the private property concerned. Kevin is to amend the conduct rules accordingly and post them on our media platforms.

10. ELECTION OF TRUSTEES

Developer trustees to serve on the board for the following year will be Dirk Baard, Rikus Serdyn, Leonard De Klerk and Basil De Sousa.

The meeting will be entitled to vote for two trustees to be selected/voted for from the nominee list as listed on the ballot forms.

Kevin informed the attendees that they need to label their ballots with their plot number and note the number of proxies they may hold.

The votes were tallied and will be held on record at the admin office. Post voting, the Developers Trustee, Rikus Serdyn requested to resign as he believed that the nominees were in a better position to contribute to the interests of the HOA going forward. The Developer thanked him for his contributions over the years. In light of the nominations presented, the Developer decided not to appoint an alternate 4th Trustee, but to allow the HOA to appoint 3 trustees instead of 2.

The new Board of Trustees are:

Dirk Baard
Leonard De Klerk
Basil De Sousa
Barney Vorster
Thomas Minnie
Andreas Traub

11. Close

There being no further point of discussion, the meeting was closed

CHAIRMAN	DATE