

RIVERSPRAY LIFESTYLE ESTATE MASTER PROPERTY OWNERS' ASSOCIATION
NPC

(Incorporated in the Republic of South Africa)
Registration number: 2008/014736/08 ("the Company")

**MINUTES OF THE ANNUAL GENERAL MEETING OF MEMBERS HELD IN BUILDING 25
NWU, VANDERBIJLPARK ON WEDNESDAY, 05 JUNE AT 18H00**

PRESENT: As per the signed attendance register, 208 shares were represented at the meeting by way of proxy, letter of representation and by way of shareholders personally present representing a total of 80.4% of the vote able number of shares.

Also present were:

Directors: Messrs., H S Jansen van Vuuren, P S Jacobs, J Grobler, M Wilmans, J Lombard, M Manga all of whom were shareholders.

Apologies:

In attendance were:

Managing Agent: G Benade and J Miller

Company Secretary: Recording.

1. Opening & Welcome

The Chairman, Mr. M Jansen Van Vuuren, welcomed all directors and members present and thanked them for their attendance. Mr. Benade introduced himself and handed over to the chairman.

2. Attendance Register

The Chairman requested that all members complete the attendance register. It was noted that shareholders representing 208 members were present in person or by proxy representing of the members entitled to vote. A quorum was present and the Chairman declared the meeting duly constituted.

Mr. Van Vuuren thanked Mr. Jacob Simango for making the venue available and thanked all the previous directors, owners, Coleman properties, Estate office and ground staff, the estate attorney as well as the security company was also thanked.

3. Apologies

The apologies of were tabled and leave of absence granted – as per register.

4. Agenda (additional items)

The agenda was taken as read. The Chairman requested additional items for the agenda and it was agreed that additions to the agenda could be added as the meeting progressed.

5. Confirmation of Minutes of Previous meeting

The minutes of the previous minutes were circulated with the notice and were taken as read. The minutes were unanimously approved as a correct record by the members present.

6. Chairman's Report

The Chairman's Report had been circulated with the notice and was taken as read

- The Chairman highlighted the following salient points:
 - a) The staff had continued to do an excellent job. John and his team were thanked for their contributions to the running of the Estate.

- b) Security was mentioned and noted that only one incident of theft was reported for the past year.
- c) Noted: Renico sold 8 properties in 2018 and an increase record of 21 properties was sold during 2019.
- d) Boat lockers gutters were installed within the budget and with no additional costs to owners, and painting will be done within the budget.
- e) Johann Grobler wanted it noted to thank Manie for all his effort the past year.

2018 Annual Financial Statement:

The following points were specifically noted:

Bank balances at end of December financial year was at 1.5million (trade account and investment account)

E Jacobs debt written off R500 000.00 – however case will continue.

Interest received – from investment account as well as old debtors that have settled.

Investment account is created to stay in line with the ACT.

Audited Financials approved – Manie Jansen Van Vuuren second by Minesh Manga

7. 2019 Budget

No increase was noted – this matter was discussed and the floor however indicated that they would want to propose a 5% increase - new directors were unanimously by majority vote from the floor mandated to increase levy capped at 5% should the need arise.

Three projects are currently being planned – fencing between Volschenks, Sewer plant and further security upgrades.

8. Appointment of Auditor

It was unanimously resolved that Messrs. H E Fourie be and are hereby appointed as auditor for the ensuing year.

9. Directorate

It was resolved that the resignation of Messrs. H S Jansen van Vuuren, J Wilmans, J Lombard, M Manga, J C P Grobler, and P S Jacobs be and are hereby accepted.

The floor proposed that the following be appointed as directors for 2019 – Messrs. J Lombard, M J Wilmans, H S Jansen van Vuuren, J Wilmans, C Bachain, J Pillay, L Emmerson., J C P Grobler, BC representative will be automatic appointment, directors were nominated and accepted - no objections were entered into.

The directors present provided a brief overview of their resumes.

10. Registered Office

It was resolved that the registered office of the company be and is hereby changed to:

Brentwood Office Park, Cnr Kingfisher Crescent and Ibis Street, Meyersdal X21, Gauteng 1567;
P O Box 11669, Randhart, 1457

11. General:

- a) The proposed sewer plant was discussed: Manie noted that the estate wants to ensure a good relationship with Rand Water as the estate is in the middle of a dispute between Rand water and Emfuleni - the estate is in a predicament that they have to install a package plant to be able to continue building on the 43 stands below

the 500 meter's sewer line. The matter is currently under discussion and quotation process. Levy – discussions regarding reductions for these stands were initiated but will further be discussed by the board as mandated by the floor.

- b) Riverfront fencing: this matter was discussed: the board informed the meeting that the proposed fencing will be installed to create a security barrier to try keep vagrants away from the houses - the cost of phase one will be for the boat locker fund -the same will be quoted for the pool / fishing area - the closure and control measures of same was discussed and there were no objections from the floor, the directors will be in discussion with CSOS and circulate the outcome.
- c) Manie informed the meeting that currently the estate attorney was condensing the three rules documents on the website into one.
- d) Website / WhatsApp group was discussed and agreed by all present that these sites needs an upgrade, Jacob Simango second by mentioned that a lot of rubbish is circulated and people need to stick to the rules – it was noted that WhatsApp groups are voluntary – it was discussed and agreed that directors to revise and possibly create a new group where admins only can post.
- e) Residents were concerned with the street view directors will have a look at how to improve and possibly plant some trees on the middle isle and grow creepers to obscure the walls facing riverspray.
- f) The bush lapa was discussed and Manie advised the meeting that there are possible upgrades in the pipeline.
- g) Fibre was discussed – Manie advised the meeting that the estate attorney has been instructed to place edge telecoms on terms.

12. Closure

There being no further business, the Chairman thanked all for their attendance and declared the meeting closed at 19h38.

Chairman