

**CONTROLLING BODY OF ROYAL MAITLAND 1 SS No. 108/2004: 308/2004: 427/2004: 302/2001**

Minutes of the **ANNUAL GENERAL MEETING of the Body Corporate (Owners)** held at:

**VENUE:** MAITLAND TOWN HALL, 268 VOORTREKKER ROAD, MAITLAND

**DATE:** MONDAY 13 April 2021

**TIME:** 18H00 (6. 00pm)

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**1. Opening of the meeting**

- 1.1 Confirmation /Election of Chairperson - Shaun Slabber chaired the meeting.
- 1.2 Confirmation of Proxies - Confirmed and noted as per attendance register.
- 1.3 Confirmation of Quorum - As no quorum was present at the AGM called 7 December 2020 the meeting was adjourned as per the Act. The Town Hall was not available to rent 7 days later and then due to Covid protocols the Hall was closed till mid-February. The earliest available date to have the meeting was 13 April 2021. The owners present unanimously resolved to proceed with the meeting as all reasonable steps had been taken to comply with the Act. 33 Units were represented.
- 1.4 Recording of Apologies - None were noted.
- 1.5 Presentation of Proof of Notice of meeting - Confirmed delivered in terms of the rules.
- 1.6 Agenda approval - Confirmed correct.
- 1.7 Issuing of voting cards - Not required.

**2. Minutes of previous general meeting**

- 2.1 Approval of the previous minutes of the annual general meeting held 26 November 2018  
Minutes were accepted on a proposal by Mrs Slabber, seconded by Mr Lunau.
- 2.2 Unfinished business  
None

**3. Trustees report**

The attached Estate Managers report was tabled.

**4. Financials**

To consider the Financial Statements of the Body Corporate for the year ending April 2020

The financials as audited were discussed and approved on a proposal by Mr Slabber, seconded by Mr Lategan.

**5. Budgets**

- 5.1 To approve the budget for the Administrative fund for period 1 May 2020 to 30 April 2021  
The budget in the amount of R 3 305 947 was tabled and explained by the Managing Agent. The budget was unanimously approved.  
The budget for the financial year ending **2022** was tabled and approved in the amount of R 2 426 139. Levies to be amended with effect from 1 May 2021.
- 5.2 To approve the budget for the Reserve fund for period 1 May 2020 to 30 April 2021  
A maintenance reserve fund had been established. The MRR plan as tabled was discussed and unanimously approved. The budget for the financial year ending **2022** was tabled and approved in the amount of R 305 469. Levies to be amended with effect from 1 May 2021.

**6. Insurance**

- 6.1 To approve with or without amendment, the Schedule of Replacement Values  
The schedule in the amount of R 202 503 018 was tabled. The complex had been valued in September 2020 and the insurance schedule had been amended accordingly.
- 6.2 To determine the extent of the insurance cover by the Body Corporate in respect of:-
  - 5.2.1 Public Liability Cover - Approved at R 100 000 000-00.
  - 5.2.2 Fidelity fund cover - approved at R 826 486.75.
  - 5.2.3 Any existing insured risk previously approved by the members by Special Resolution - Nil

7. **Auditors**  
To appoint Auditors for the ensuing financial year  
Cecil Kilpin was reappointed for the 2021/2022 financial year.

8. **Rules**  
Report on lodgement of any amendments to the Scheme rules  
No rules were lodged in the year in review.

9. **Further business**  
No further business.

10. **Election of Trustees**

The meeting resolved to have 9 Trustees. The following Trustees were elected:

Mr J Lategan  
Mr M Lunau  
Mrs M Vos  
Mr M Brink  
Mr S Slabber  
Mr M October  
Mr D De Wet  
Mrs C Capendale  
Mr I Imponge

There being no further business the meeting adjourned at 18h40.

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**Chairperson**

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**Date**