

Notice of Annual General Meeting (AGM)

The Annual General Meeting (AGM) of Green Village, scheduled for Saturday, 31st January 2026, aligned with the Code Civil Mauricien and your Règlement de Copropriété (RDC) obligations

To: All Residents of Green Village

Date: Saturday 15th November 2025

Dear Residents,

We trust this message finds you in good health and high spirits.

We are convening an **Annual General Meeting (AGM)** to address several pressing matters affecting our community. Your participation is vital to ensure transparency, legal compliance, and collective decision-making for the election of the Syndicate.

Annual General Meeting (AGM)

- Saturday, 31st January 2026
Time: 18:00 – 21:00
Venue: Green Village Common Area
Cakes and Refreshment will be available (Sponsored)

Scheduled Date: Saturday, 31st January 2026

Syndicate Committee Elections – Call for Candidates

We are opening applications for Internal Syndicate and External Syndicate **positions** as well as 4 (co-owners) conseil syndicale candidates to be on the Syndicate Steering Committee. Co-owners are welcome to apply individually or as a team.

Internal and external syndicates will need to send a clear proposed plan by Monday 10th December 2025 as per criteria below:

Eligibility Criteria (Internal Syndicate Candidates and Conseil Syndicale):

- Must not be in arrears of the syndicate monthly paying fees
- Must demonstrate commitment, proactivity, and a clear vision for Green Village

Application Requirements for Internal Syndicate / Conseil Syndical Membership

Applicants are kindly requested to fulfil the following criteria:

1. Personal Details and Intent

- Clearly state your full name, lot number, and your intention to serve as a member of the Internal Syndicate or Conseil Syndical.

2. Vision and Proposed Plan

- Submit a one-page (A4) document outlining your vision and strategic plan for a one-to two-year term. This should include your priorities, goals, and proposed contributions to the co-ownership community.
3. Availability and Participation
 - Confirm your availability and willingness to attend site visits, committee meetings, and other relevant engagements.
 4. Communication and Representation
 - Demonstrate your ability to communicate effectively with co-owners and to represent their concerns, suggestions, and proposals within the committee.
 5. AGM Presentation
 - Be prepared to present your proposal during the upcoming Annual General Meeting (AGM).

Voting Guidelines for AGM

- Only one co-owners per lot (duplex) are allowed to vote ie where deeds are in joint names, only one owner is allowed to vote
- Co-owners with **arrears exceeding 3 months** are **not eligible** to vote or participate in decision-making (*Civil Code & RDC Article 1*)

Proxy Guidelines

- Voting proxies must be submitted in advance and closing date is Friday 12th January 2025 by 1700, accompanied by valid identification for verification of signatures or all documents can be sent via emails currently registered with the syndicate
- Only co-owners not in arrears beyond 3 months may vote or act as a proxy
- Proxy submissions must be received by Friday 12th January 2026, with valid ID (attached valid identification for verification of signatures or all documents can be sent via emails currently registered with the syndicate)
- Voting will be conducted by show of hands or secret ballot, as per RDC provisions

N.B: Only co-owners not in arrears beyond 3 months may vote and only those with no arrears ca stand for election

AGM Details

Date: Saturday, 31st January 2026

Time: 17:00 – 19:00

Venue: Green Village Common Area (subject to weather and confirmation)

Agenda Items:

1. Welcome & Quorum Verification
 - Attendance register and confirmation of voting eligibility
 - Verification of quorum as per RDC Article
2. Approval of Previous AGM Minutes

- Review and ratification of minutes from the 2025 AGM

3. Financial Report & Budget Approval

- Presentation of audited accounts for 2025
- Approval of 2026 budget and syndicate fees

4. Debtor Management

- Review of arrears and enforcement actions
- Reminder: Co-owners with arrears exceeding 3 months are not eligible to vote (RDC Article 1 & Civil Code)

5. Infrastructure & Maintenance Updates

- Status of lighting, water systems, and common area repairs
- Approval of new quotations and service contracts

6. Security & Community Wellbeing

- Stray dog mitigation and coordination with municipal authorities
- Proposal for enhanced security measures

7. Syndicate Committee Elections

- Syndicate of Green Village: (Internal or External)
 - Election of vacant positions of Syndicate
 - Presentation of candidate proposals
 - Voting procedure and proxy validation
- Members of Conseil Syndical:
 - Election of vacant positions for Conseil Syndical
 - Presentation of candidate proposals
 - Voting procedure and proxy validation

8. Any Other Business (AOB)

- Open floor for co-owner submissions received by 12th January 2026

9. Closure & Next Steps

- Summary of resolutions
- Date proposal for next EGM (if required)

Should you wish to propose additional agenda items (AOB), please contact the Syndicate Office by Friday 12th January 2026

Kind regards,

The Syndicate



The Syndicate Team of Green Village

Tel: +23058474313

<https://greenvillagegrandgaube.godaddysites.com/>

ADDENUM:

Right of Vote:

Under Mauritian law governing co-ownership, owners in arrears are generally not allowed to vote or participate in decision-making during General Meetings. This restriction is grounded in both the Code Civil Mauricien and the Règlement de Copropriété (RDC).

Legal Basis:

- Article 664 and subsequent articles of the Code Civil Mauricien regulate the obligations of co-owners, including financial contributions to the syndicate for maintenance and communal expenses.
- The RDC typically includes clauses that reinforce this principle, stating that co-owners who are in arrears—especially beyond a threshold like 3 months—lose their voting rights until their dues are settled.

This ensures fairness and accountability, preventing individuals who have not fulfilled their financial obligations from influencing decisions that affect the entire community

Proxy regulation to voting:

Under the Mauritian Civil Code and the Règlement de copropriété (RDC), the number of proxies a co-owner may hold during an election or general meeting is typically governed by the RDC of the specific co-ownership complex. However, the Civil Code provides a general framework:

Proxy Limits in Co-Ownership Elections (Mauritius)

- Civil Code Guidance: The Mauritian Civil Code allows co-owners to vote by proxy, but does not specify a fixed limit on how many proxies one person may hold. Instead, it defers to the RDC of each co-ownership.
- RDC Provisions: Most RDCs include a clause limiting the number of proxies a single co-owner or attendee may hold. Common limits are:
- Maximum of 1 or 2 proxies per person to prevent undue influence or vote concentration.
- Some RDCs may allow unlimited proxies, especially in smaller complexes or where co-owners are frequently absent.

Proxy limit for Green Village

- RDC: 2 proxies per co-owners on voting rights, representation, and general meeting procedures.
- Steering Group has decided the enforcement of proxy limits based on fairness and precedent.

NOTICE TO CO-OWNERS: Proxy Representation for Upcoming Election

Dear Co-Owners,

As part of our preparations for the upcoming Annual General Meeting scheduled for Saturday 31st January 2026, Green Village Common Area at 1800 to 2100, we wish to remind all co-owners of the rules governing proxy representation, in accordance with the *Règlement de copropriété* (RDC) and the Mauritian Civil Code.

Proxy Limit

Each co-owner may be represented by proxy if unable to attend in person. However, to ensure fairness and prevent vote concentration, the RDC stipulates that no individual may hold more than two proxies during any election or vote.

Proxy Form Submission

All proxy forms must be duly signed and submitted to the Syndic or designated representative no later than 12th January 2026 by 1700 hours.

Late submissions will not be accepted.

Verification and Compliance

- Proxy holders must present valid identification and may be asked to confirm their mandate.
- Any breach of proxy limits may result in disqualification of excess votes.
- We appreciate your cooperation in upholding transparency and procedural integrity.

Should you have any questions or require assistance with proxy documentation, please contact us at your earliest convenience.

Sincerely,

The Syndicate



The Syndicate Team of Green Village

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Voting Proxy & Eligibility Declaration Form

Purpose: To authorise a proxy vote or confirm voting eligibility for the AGM/EGM.

Section A: Voter Information

- **Full Name:** _____
- **Lot/Unit Number:** _____
- **Contact Number:** _____
- **Email Address:** _____

Section B: Voting Eligibility

- I confirm I am not in arrears for more than 3 months
- I am eligible to vote under the Civil Code and RDC

Section C: Proxy Authorisation (if applicable)

I hereby authorize the following person to vote on my behalf:

- **Proxy Full Name:** _____
- **Proxy ID Number:** _____
- **Relationship to Voter:** _____

Attach copy of valid ID for both voter and proxy.

Section D: Declaration

I understand that this proxy must be submitted 12th January 2026 by 1700 hours to the meeting date. I accept full responsibility for the accuracy of this authorisation.

Signature of Voter: _____

Date: _____

Candidate Application Form – Conseil Syndical

Purpose: To apply for a position on the Syndicate Committee (Conseil Syndical) for the upcoming term.

Section A: Personal Information

- **Full Name:** _____
- **Lot/Unit Number:** _____
- **Contact Number:** _____
- **Email Address:** _____

Section B: Eligibility Confirmation

Please confirm the following by ticking the boxes:

- I am not in arrears
- I am a registered co-owner of Green Village
- I commit to attending meetings and fulfilling my duties

Section C: Vision & Plan (Attach separately)

Submit a **one-page (A4)** document outlining:

- Your vision for Green Village
- Proposed initiatives for a **1–2 year term**
- Areas of focus (e.g., finance, maintenance, community wellbeing)

Section D: Declaration

I hereby declare that the information provided is true and complete. I understand that my candidacy may be rejected if I am found ineligible under the Civil Code or RDC.

Signature: _____

Date: _____

Candidate Application Form – Internal Syndicate of Green Village

Purpose: To apply for a position on the Syndicate for the upcoming term.

Section A: Personal Information

- **Full Name:** _____
- **Lot/Unit Number:** _____
- **Contact Number:** _____
- **Email Address:** _____

Section B: Eligibility Confirmation

Please confirm the following by ticking the boxes:

- I am not in arrears
- I am a registered co-owner of Green Village
- I commit to attending meetings and fulfilling my duties

Section C: Vision & Plan (Attach separately)

Submit a **one-page (A4)** document outlining:

- Your vision for Green Village
- Proposed initiatives for a **1–2 year term**
- Areas of focus (e.g., finance, maintenance, community wellbeing)

Section D: Declaration

I hereby declare that the information provided is true and complete. I understand that my candidacy may be rejected if I am found ineligible under the Civil Code or RDC.

Signature: _____

Date: _____