

**TO ALL CO-OWNERS OF SYNDICAT DES COPROPRIETAIRES  
DE L'ENSEMBLE IMMOBILIER GREEN VILLAGE**

**MINUTES OF MEETING OF THE ANNUAL GENERAL MEETING OF THE SYNDICATE DES COPROPRIETAIRES DE L'ENSEMBLE IMMOBILIER GREEN VILLAGE HELD ON SATURDAY 28 DECEMBER 2024, HELD IN ACCORDANCE WITH THE PROVISIONS OF THE CODE CIVIL MAURICIEN.**

**VENUE:** Latonelle Hotel, Conference room, Trou au biches (in front of débarcadere)

**DATE:** Saturday, 28<sup>th</sup> of December 2024

**TIME:** 14hr-17hr

**AGENDA:**

1. Attendance sheet signature and Proxy sheets gathering.
2. Election of President of séance.
3. Election of two scrutineers of séance.
4. Election of Secretary of séance.
5. Approval/rejection of minutes of meeting of the annual general meeting 2023
6. Approval/rejection of financial statement for period ending November 2024
7. Selection of syndic
8. Approval/rejection of proposed budget for period ending December 2025.
9. A.O.B

## **1. OPENING**

It was agreed that Mr. Eddy Mootosamy from Lot 77 be appointed as the president for the meeting, and Mrs Magalie Potage from Lot 49 and Mrs Leilah Peerbaye from Lot 48 be appointed as the scrutineers of the meeting. Ms. Anne Lise Lutchmiah from Lot 52 was appointed as secretary for the meeting.

The Syndicate confirmed that the notice and agenda had been circulated prior the meeting.

The Secretary noted that 74 members were present for the AGM, inclusive of proxy and physical attendance. The proxy forms were collected and the attendance sheet was signed accordingly by the co-owners/the proxies.

The quorum being present, the President accordingly declared the meeting regularly constituted to transact the business of the day.

## **2. MINUTES OF MEETING OF THE ANNUAL GENERAL MEETING 2023**

The minutes of the meeting of the annual general meeting held in year 2023 was circulated. The minutes was approved by 17 owners and 57 owners did not approve the minutes.

The majority owners having rejected the minutes, it was RESOLVED THAT the minutes for the 2023 be rejected and Active Syndic was required to update the minutes and circulate same prior to the next EGM.

## **3. FINANCIAL STATEMENT FOR THE PERIOD ENDING NOVEMBER 2024**

The Secretary noted that the draft Financial statements for the period ending November 2024 was circulated by Active Syndic to all co-owners.

Mr Julian, representing Active Syndic apprised the attendees that due to an error/bug in their internal system there were errors in the financial statements shared prior the AGM, and the amended financial statements would be shared by 15<sup>th</sup> January 2025.

The final version of the financial statements being pending from Active Syndic, it was RESOLVED THAT the draft financial statements shared cannot be approved and Active Syndic was required to update the accounts accordingly and circulate same along with all relevant bank statements, invoices and supporting documents related to the preparation of the financial statements, by 15<sup>th</sup> January 2025.

#### 4. APPOINTMENT OF NEW SYNDIC

The Secretary noted that the syndics proposed by Active Syndic were not present at the meeting. Upon queries, it was noted that some of the proposed syndics did not receive meeting invitation and some received late invitation thus not enabling them to attend the meeting.

In the absence of candidates for the syndic, the President informed the attendees that an internal team of co-owners proposing to act as internal syndicate expressed their interest and requested to present their proposal to the owners present. The majority of co-owners approved the request of the team and the presentation was done accordingly.

The members of the proposed internal syndicate team consisted of Mr Akrum Allymamod from Lot 29, 30, Ms Swatee Rajputty from Lot 58 and Mr Yug Appadoo from Lot 76. The presentation lasted for twenty minutes and a paper version of the Proposed Business Plan was circulated.

The members of the proposed internal syndicate also responded to various queries from the co-owners.

Following queries from Mr Chris Kishtoo from Lot 1, with respect to the background of the members, it was noted that none of the members had any experience in the Syndicate Management, but it transpired that the team had a skill mixed of experience ie Mr Akrum in wealth management, legal and medical specialist, Ms Swatee as legal analyst and Mr Yug in IT and management. The team answered to several questions from the co-owners about

- Rental and Pin for Gate
- Gate functioning and remote access by phone
- Swimming Pool
- Security
- Debt Management and non-payers of Syndic fees
- Membership of the Syndicate

It was time to vote for the internal Syndicate and then the President asked co-owners present if they were interested to join the internal syndicate team. Mr Akrum stated to the audience that Mrs Khurshid Ramjaun from Lot 5 and Mr Eddy Mootosamy from Lot 77 were added to the internal syndicate team as a wealth of experience and skill mix. The co-owners accepted the idea.

The co owners present queried about how the team will tackle debtors and it was noted that the team would seek quotations from the debt management service providers for the purpose of debt collection. It was noted that the any fee to be paid to the debt collector company would be borne by the debtors themselves and a procedure will be implemented for debt collection.

Mr. Julian from Active Syndic stated that if the internal syndicate team be approved by majority co-owners, then he will proceed with handing over within 15 days' time frame.

**The attendees were asked to vote for the internal syndicate team and the votes were as follows:**

- Vote against Internal Syndic: Lot 22, Lot 21, Lot 24
- Abstention to vote: Lot 1, Lot 17, Lot 63
- Vote in favour on internal syndic: the remaining 68 members voted in favour of the internal syndicate team.

After due consideration, it was RESOLVED THAT the internal syndicate team was to be appointed effective January 2025.

## **5. DATE OF NEXT MEETING**

It was noted that the proposed date for the next meeting (EGM) would be 31<sup>st</sup> January 2025 and the relevant information will be communicated accordingly.

## **6. APPROVAL OF BUDGET**

The Secretary apprised the members present that Active Syndic had shared a budget sheet for the year 2025. The internal syndicate team suggested that given there was no proper handing over yet and no transparency and overview on the current financial position and cash flow, it was agreed by the majority owners that the new syndicate team would prepare and share a proper budget forecast for the next EGM.

## **7. ANY OTHER BUSINESS**

### **Insurance for Green Village**

The owners were also apprised that the property did not have any active insurance cover and there was an amount due with Swan and Quantum insurance. Upon queries from co-owners, Mr Julian stated that the insurance with Swan was not paid as there was no proper handing over and the amount was not paid by the promoter Mr Delia. Active syndic was made aware of the insurance issue in March 2024 and since then the action taken was payment of another insurance cover with Quantum insurance. Active syndic was unable to provide further information on the two insurance.

It was also noted that the internal syndicate team will liaise with Julian for the bank account of Green Village and proceed with change in signatories accordingly.

The Secretary requested owners/members present to express their interest if they were willing to join the Syndicate Council team (syndical committee) and the owners of the following Lots expressed their interest:

Lot 21

Lot 22

Lot 37

Lot 87

Lot 28

Lot 1

Lot 3

Lot 69

Lot 68

It was RESOLVED THAT the above list be noted and finalized in the next meeting.

### **Change in authorized signatories and internet banking platform**

The newly appointed internal syndicate team was apprised that currently, the bank account held with SBM Bank was being jointly operated by Active Syndic Team and some of the syndicate committee members.

It was proposed that following the change in syndic to the internal syndicate team, the bank mandate for operating the SBM Bank account be amended as follows:

Going forward all payments and cheques be approved and authorized **jointly by any two** of the below signatories:

Mr. Akrum Allymamod

Mr. Eddy Mootosamy

Mr. Yugessen Ramsamy

It was further proposed that the internet banking platform with SBM Bank be updated with both view and operating access such that going forward transactions can be done through the internet banking platform as well.

After due consideration, it was RESOLVED THAT:

(i) the above proposed changes be approved such that going forward all payments and cheques be approved and authorized **jointly by any two** of the below signatories:

Mr. Akrum Allymamod

Mr. Eddy Mootosamy

Mr. Yugessen Ramsamy

(ii) The proposed changes in the internet banking platform be approved such that going forward the internet banking platform can be used both with view and operating access.

(iii) Any one from the following list be authorized to liaise with SBM Bank and sign any relevant document as may be required to give effect to the above resolved changed:

Mr. Akrum Allymamod  
Mr. Eddy Mootosamy  
Mr. Yugessen Ramsamy  
Ms. Viswatee Rajputty

#### **DATE OF NEXT MEETING**

It was noted that the proposed date for the next meeting (EGM) would be 31<sup>st</sup> January and the relevant information will be communicated accordingly.

#### **8. CLOSURE OF MEETING**

There being no further business, the meeting was declared closed at 1705.

Dated this 28<sup>th</sup> day of December 2024.