



OAKWOOD HOME OWNERS ASSOCIATION

In Care of
Independent Property Group {IPG}

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OAKWOOD HOME OWNERS' ASSOCIATION, DATED 10 OCTOBER 2024, HELD AT MERIDIAN SCHOOL, PINEHURST DRIVE, PINEHURST AT 18:30

1. Opening and Welcome

As due notice was circulated, and a quorum present, the meeting was declared properly constituted.

Mr Riaan Schagen, opened the meeting and welcomed all present.

Mr Riaan Schagen, introduced and thanked all the committee members and the managing agent for their contributions over the past financial year.

Mr P Potgieter was mandated to chair the meeting and there were no objections to the recording of the meeting for minute keeping purposes.

2. Apologies

W Taylor

Dirk & Renetta Muller

JPJ & LR Coetzer

S Black

HJ & JJ Messerschmidt

AB & L Steenkamp

DM & LC Haefele

M Gerber

C Reddy

3. Chairpersons/Management Report

The Chairperson, Mr. Danie Fourie, gave an overview of the chairperson's report.

Once again, the residents were thanked for maintaining their homes over the past year and ensuring that their gardens look presentable. It assists us in maintaining the excellent reputation of Oakwood.

On the legal side, there is interesting information posted on our newsletters, website and noticeboards. Residents are urged to keep up to date by utilizing these platforms.



Security: a great effort has been made in upgrading the complex security. Should it occur that ESKOM fails completely, we are considering upgrading the existing electric fence energizers to run on solar power. We can report that there have been no security breaches in the past 24 months.

The parks have received more attention and have been transformed in the past year. The upkeep of the communal gardens is good for the complex, so we are continuously looking at improving service from our current contractors.

Upcoming Projects:

We are continuously looking at the conversion of the existing electric fence energizers to a more solar powered system. This is ongoing.

Speedbumps to be installed in some roads in the complex: this is done by the City of Cape Town, so needs constant follow-ups. This was launched approximately 3 years ago, but only recently an assessor from the City came out to inspect the section of road in Jordan Crescent. The first speedbump should be installed within the next month. Another four are planned within the next two financial years.

Financially the complex is in a good place, due to responsible financial management.

4. Confirmation of the Annual General Meeting Minutes dated 26 September 2023

The minutes were accepted by all present.

5. Audited Financial Statements

The audited financial statements were approved by all present.

6. Budget for 2024 – 2025

Mr. P Potgieter discussed the budget with all present. Increases on the whole were at approximately 6%, however some items increased by more than the 6%, and some items decreased or stayed the same.

The biggest expense of the estate is Security. However, on the budget it is noted that the new amount was lowered, and this was because of negotiations held with the contractor, Servest, who agreed to a better rate.

Each item was discussed, and it was recommended that in future, the list should include the amount and the percentage by which it has increased, for ease of reference. This was noted and agreed to.

The budget was approved by all present.

7. Levies

The current levy of R495.00 to increase to R525.00, as from 1 May 2025.

The levy increase was approved by all present.



It was proposed that an additional guard be utilized at the entrances during the week at peak times and would alternate between the two entrances. This will increase the levy by an additional R25.00. A comment was made that there should not be a problem at peak times if residents use Gate Keeper correctly. After much debate, the proposal was not approved.

Interest on arrears will stay at 15.5% per annum.

8. Election of Committee Members for the ensuing year

The current members of the Committee are prepared to serve for the ensuing year. There were no objections regarding this matter.

Committee Members

Mr. D Fourie
Mr. B Hull
Mr. R Schagen
Mr. D Morgan
Mr. A Van Breda

9. Determination of the Domicilium Citandi Et Executandi of the Home Owners Association

The determination of the Domicilium Citandi et Executandi of the HOA is to be c/o Independent Property Group, 5 Sir Benjamin Promenade, Oxford Street, Durbanville

Accepted by all present.

10. General

It was proposed that we install solar backup for the remaining 4 electric fence energizers. This is estimated to cost in the region of R100 000. Note that although this is just an estimate, the Committee will strive to stay within that limit. This amount will be funded from our reserve funds. Approved by all present.

A previous suggestion regarding increasing the number of garden workers was discussed again, as the maintenance of the parks seems to be too much for the current workers. It was confirmed that the garden services contract could be put out to tender soon.

People not stopping at stop signs in the estate is an ongoing problem. These are public roads and speed limits need to be adhered to. The committee unfortunately does not have the resources or the authority to impose fines on perpetrators.

11. Meeting Closed

The meeting was closed at 19H40.