

**SOUTHBROOM PROPETY OWNERS ASSOCIATION  
MINUTES OF THE ANNUAL GENERAL MEETING  
HELD ON MONDAY 4<sup>TH</sup> SEPTEMBER 2023 AT 10H00  
AT THE SOUTHBROOM GOLF CLUB**

**1. WELCOME:**

- 1.1. Eric Annegarn (EA) took the chair and welcomed everyone to the meeting, which would be followed by the AGM of the Community Policing Forum and the AGM of the Southbroom Ratepayers Association.
- 1.2. Eric specifically welcomed the chairs of the Golf Club, Conservancy, Bowls Club, Tennis Club, CPF and Library. EA also welcomed Alan Bosch, RNM Ward 2 Councillor and Piet Breedt the DA Ugu Councillor and thanked Brig Slabbert and Cpt Marais for their assistance and support. EA also welcomed the chairs of Ratepayers Associations from Marina Beach, Munster and Ramsgate and thanked Nashua for their assistance with printing.

**2. NOTICE:** The notice of the meeting had been widely advertised – agreed Bruce Burt, Allan Woods.

**3. ATTENDANCE & APOLOGIES:**

- 3.1. As per register and it was noted that there was a quorum present.
- 3.2. Apologies: Chris & Jo Ledden, Laurence & Eve Mandy, Richard & Debbie Derman, Chantel Winter, Hilary Henderson, Stefan Hartman, Andrew Wilmot, Denise Butler.

**4. APPROVAL OF THE MINUTES OF 3<sup>RD</sup> OCTOBER 2023:** The minutes had been duly circulated and taken as read.

Proposed and seconded John Neaves & Bruce Burt.

**5. APPROVAL OF BOARD MEMBERS:** The current board comprises 6 ex-officio members: Brian Dick, Bennie Kruger, Johan Labuschagne, Anne Skelton, John Pole, Eric Annegarn. Bruce Burt is an elected member and is available for re-election. Gerhard Uys was co-opted on to the board as financial director and is available for election. Jurie Snyman is co-opted onto the board as financial manager. As there were no further nominations and no objections the board was elected unanimously.

Proposed and seconded Richard Bridgeford & Allan Woods.

**6. AUDITED FINANCIAL STATEMENTS AS AT 30<sup>TH</sup> JUNE 2023**

- 6.1. Gerhard Uys began his report by showing an aerial view of Southbroom in 1974, demonstrating how it had grown from a small holiday town to a thriving community. The SPOA had been operated successfully as a non-profit organisation to manage security since 2005. Southbroom is now the safest place to live. Security is the core business of SPOA. Wolf, the appointed service provider for the next three years, together with SAPS reservists, is doing an excellent job of keeping us safe.
- 6.2. RNM collect the rates, therefore we rely on RNM to hand over the full amount of levies. In 2023 we received R1,7m compared to R1.6m the previous year.
- 6.3. The financial statements had been circulated; an exceptional amount was noted of R127k paid to SRA to cover the cost of cleaning the reservoir and new valves. The

financial statements were approved.

Proposed and seconded John Pole & Richard Bridgeford.

7. **BUDGET:** Gerhard presented the budget for the coming year. The budget was duly approved: John Neaves, Richard Bridgeford.
8. **APPROVAL OF AUDITOR:** It was proposed and seconded that Chantelle Elliott continue to act as the appointed auditor. Proposed and seconded: Bruce Burt and Allan Woods.
9. **LEVY INCREASE:** It is proposed that the levy be increased in line with the RNM rates increase but by no more than 10%. Agreed

**10. CHAIRMANS REPORT:** EA took the chair and reported as follows:

The main purpose of the SPOA is to provide funding to the CPF to keep our village safe and secure, and there is close coordination between the directors of the SPOA and the CPF. In particular, Brian Dick and Bennie Kruger spend a lot of time and effort and they are greatly appreciated by everyone in Southbroom. The CPF committee and all its members are vital to Southbroom and are greatly appreciated. Thank you!

In the AGM pack is document # 2 "Important Notice to All Southbroom Ratepayers" which outlines how and why the SPOA operates.

In brief every rateable property has R164.64 added to their RNM rates bill. This, or most of it, is paid over to the SPOA. It has been and currently is used to fund the operation of the CPF which includes reservists, cameras, a motor vehicle, petrol, all expenses and most importantly of all the arrangement with Wolf Security to patrol Southbroom constantly. The agreement with Wolf has been extended for three years after a complete and thorough tender and evaluation process. They have performed well since their appointment in January 2022 and we trust that they will maintain their high standards.

There was no increase in the UIP levy this year in line with RNM policy. The current levy remains in force.

I am happy to report:

Security has been the best results ever with some months with ZERO crime reported. Bennie Kruger will deal with this in more detail in his report on the CPF.

Sound financial position, proper controls, insurance. Gerhard Uys and Jurie Snyman do an important and excellent job in this regard. The board meets regularly and operates cohesively.

#### **UIP LEVY**

I have received many requests by Southbroom residents to investigate an increase in the UIP levy, so that the money can be spent under our control to enhance municipal services and improve Southbroom. I am happy to announce that later this year I will call a Special General Meeting to consider this in detail. We know we cannot do anything about the bulk water supply and we will never have the resources to redo our roads.

But there is much we can do with an additional small amount of money under your control. Like we have done with crime and the current UIP levy, this can be extended to many other aspects of fixing and maintaining Southbroom. If we do this the load that falls on the pitiful SRA collections will fall away. It and the Conservancy will be properly funded to do their work.

A SGM will be called to consider and vote upon an extension to the UIP levy and minor changes to the Memorandum of Incorporation. All documentation will be distributed in advance and proper notice will be given. This can only happen with your approval and with the approval of RNM. I expect this SGM to be held around the end of October. A 51% majority and RNM approval will be required in order to increase the levy.

**11. GENERAL:** John Neaves asked by how much it was intended to increase the levy. EA said they are looking at a percentage of the property rating but the details and alternatives are still being discussed.

There being no further business EA thanked everyone for attending and handed over to Bennie Kruger to chair the CPF meeting

A handwritten signature in black ink, appearing to be 'Eric Annegarn', with a large, stylized initial 'E' and a long, sweeping underline.

Eric Annegarn: Chairman