

SOUTHBROOM PROPERTY OWNERS ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETINGS

HELD ON FRIDAY 5TH SEPTEMBER 2025

AT 10h00 AT THE SOUTHBROOM GOLF CLUB

1. WELCOME: Eric Annegarn took the chair and welcomed everyone to the 21st meeting of the SPOA.
 - A special welcome to Ward Councillor Allan Bosch, representatives from other local ratepayers associations, Grant Mayer from Wolf Security, as well as the chairs of SRA Paul Longmoor, CPF Bennie Kruger, Southbroom Conservancy Anne Skelton, Craig McDougall of the Golf Club, Peter Hind who is the SPAO Financial Director and Chairman of Southbroom Village Gardens, Sikhulele Mathe and Tanya Wichmann from UMILA Association, Cleve Walker of the Bowls Club, Brandan Els of the Tennis Club, Elaine Harrison of the Library.
 - Eric thanked Craig McDougall and Gavin Sole for the use of the Golf Club.
 - Eric asked for everyone to stand to remember those who have passed during the previous year.
2. NOTICE OF MEETING: Notice of the meeting had been duly distributed. Proposed Allan Woods, 2nd Mark Schormann
3. QUORUM: The attendance register had been duly signed by those present and it was agreed there was a quorum. The meeting was duly constituted and open.
4. APOLOGIES: Wally Fraser, Derrik Matthew, Allan Hall, Bruce Burt, Darryn van Aswegen, Brian Dick, Laurence Mandy, Richard Bridgeford, Charlie Watt.

SOUTHBROOM PROPERTY OWNERS ASSOCIATION

5. APPROVAL MINUTES OF ANNUAL GENERAL MEETING OF 2ND SEPTEMBER 2024
 - The minutes had been duly circulated and approved. Proposed Allan Woods, 2nd Jurie Snyman
6. APPOINTMENT OF BOARD MEMBERS: The board currently comprises the following ex-officio members:
 - Conservancy chair Anne Sketon & vice chair Paul Flieschack (to be confirmed)
 - CPF chair Bennie Kruger and vice chair Russel Dugmore
 - SRA chair Paul Longmoor and vice chair Brian Dick
 - The following directors are available for re-election
 - Eric Annegarn, Bruce Burt, Peter Hind, Allan Woods
 - Jurie Snyman is co-opted onto the board as financial manager
 - Jackie Pratt is co-opted as Secretary
 - Mark Schormann has been co-opted

The board was re-elected unanimously. Proposed Cindy Meyer, 2nd Craig McDougall.

7. AUDITED FINANCIAL STATEMENTS AS AT 30TH JUNE 2025
 - 7.1. The complete set of financial statements was made available online and a summary circulated.
 - 7.2. Peter Hind thank the board and everyone who contributes as well as the community and businesses for their support.

- 7.3. Peter explained the new set up since the increase in the UIP levy. Conservancy are a separate Section 18A organisation but receive funds from SPOA for maintenance.
- 7.4. Peter pointed out that there are approval levels for expenditure and we now have multiple access to the bank account.
- 7.5. Management accounts are issued monthly by Jurie and Peter. They meet with the finance sub-committee of the SPOA board and reports are sent out to the board, both monthly.
- 7.6. The payroll which was previously outsourced is now managed in-house which has saved costs.
- 7.7. The budget process has been formalised, and budgets were approved at the end of June 2025
- 7.8. On average receive 80% of levies from registered ratepayers from RNM. Payments are received quarterly therefore the aim is to have a reserve of R750k.
- 7.9. The CPF needed a new vehicle and this was approved out of 2026 funds.
- 7.10. There are now 58 cameras and we have a reserve for another 10 as well as water telemetry to be installed this year.
- 7.11. The Audited Financial statements were approved unanimously. Proposed Allan Woods, 2nd Mark Schormann.
8. APPROVAL OF AUDITOR
 - 8.1. Eric said Chantel Elliot have done an excellent job and proposed they be reappointed as auditors. Proposed Mark Schormann, 2nd Walter Robinson.
9. LEVY INCREASE FOR JULY 2026: Eric proposed the UIP levy be increased in line with the RNM municipal rates increase for the year ending 30 June 2026 but that the increase does not exceed 10%: Eric pointed out that this year it was increased by 4%. Proposed Allan Woods, 2nd Craig McDougall.
10. SPOA CHAIRMAN'S REPORT: Attached.