

Direct Complex Services

Service of Choice

Direct Complex Services

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BODY CORPORATE OF GREENFIELDS NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the Annual General Meeting of the Body Corporate of Greenfields will be held on Wednesday 13th September 2017 @ 18h30 at the Clubhouse at Greenfields, Harris Avenue, Edenglen, Edenvale.

AGENDA

(In terms of Management Rule 56 of the Sectional Titles Act 8 of 2011)

1. Signing of the attendance register, proxies received and voting cards.
2. Determination of a quorum as per Management Rule 57 of the Sectional Titles Act 8 of 2011.
3. Proof of Notice of the meeting.
4. Approval of the minutes of the last Annual General Meeting.
5. Trustees Reports & Decisions.
6. Approval of the SRV (schedule of Insurance Replacement Values).
7. Determination of the Extent of Insurance Cover
 - Liability (PMR23(6))
 - Fidelity (PMR23(7))
 - Additional Cover (PMR(23)).
8. Approval of Budgets- Reserve and Administrative Funds for 2017.
9. Consideration of the Annual Financial Statements.
10. Appointment of Auditor for the financial statements.
11. Consideration of Direct Complex Services contract being approved as per
 - PMR28 of STSMA (8) of 2011.
12. Determination of the number of Trustees.
13. Election of Trustees.
14. General – Refer to the second page.
16. Restrictions and Directions placed on the Trustees.

General Items - (detailed propose changes)

- **Proposed (alternative) Fibre Optic Solution**
Offer from Community Scheme Network – for discussion.
- **Proposed Changes to Clubhouse – (Allow free access to Pool toilets)**
Details are as per Trustees Report – for discussion.
- **Approval Requested – (Playground enclosed football field)**
Details are as per Trustees Report – for discussion.
- **Increasing Club House Fees**
The current fees being charged are inadequate and bring very little into the coffers. Hiring outside facilities are substantially more expensive.
Recommendation; to be voted on at the AGM - are to increase the current hiring fees to R500 with a return deposit of R200. This will create a fund to improve & replace items for the clubhouse.
- **Interest Charges on Overdue Levy statements**
With the new CSOS Act all levy in arrears need to be treated equally with interest charges being added to their accounts. Interest rate to be stated and Notification letter (Procedure to follow) for those in arrears.

Mr Wyss stated that a separate account for each owner will be opened so as to invoice interest and other charges that have accumulated to the owner concerned. The reason for this is to avoid putting any other charges on to the levy account as per the new CSOS requirements, unless ordered by a court of law or by the Ombud adjudicating over the particular case.

PROXIES AND NOMINATIONS

A member is entitled to attend and vote at the meeting and is also entitled to appoint a proxy to attend, speak and vote on his behalf. Such proxy need not be a member of the Body Corporate, however no person may hold more than 2 votes – their vote + 1 proxy vote (as per the new CSOS Act).

The current *Domicilium Citandi et Executandi* of the Body Corporate:

DOMICILIUM

3A Gans Road
Edenglen Ext 11
1609

POSTAL ADDRESS

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