Notes for the 2025 AGM

20 August 2025

Approve financial statements for year ending 30 June 2025
These were prepared by Annatjie Foot Boekhouding and audited by her accountant colleague, and ZenTeq confirms that they are accurate.

Approve proposed levy increases
The proposed levy increase is 7%. This above-inflation rate is primarily for the anticipated groundskeeping and patrol and monitoring cost increases, and to make provision for a part-time administrative assistant.

Approve budget for 2025-2026
This makes allowance for a small surplus.

Confirmation that the OHA finances do not require an audit
Our management company advises us that in order to comply with various items of legislation, homeowners are asked to formally indicate that they are satisfied with the accuracy of the financial statements, and that the OHA does not require an audit. Our Constitution indicates that this is only necessary when the majority of members vote for one. Please bear in mind this is not a decision to be taken lightly. A full audit would cost in the region of R30 000 to R40 000. Given our small budget this would mean using money that is intended for Village improvements or added security. Our books are, and always have been, very clean. ZenTeq has confirmed this.

Approve revised House Rules
There is an addition, in an attempt to address the feral cat problem in the village. It reads:

> 2. PETS
> 2.3 All cats over the age of six months must be sterilised. As of 1 January 2026, the owner may be required to present proof of sterilisation to the committee on request.

There are also a number of minor alterations to the house rules to reflect current municipal bylaws.

Proxy forms
Homeowners who cannot attend the meeting may appoint a proxy to vote on their behalf, both on matters on the agenda and for committee members. Both the homeowner and the nominee must be in 'good standing', that is not more than 90 days in arrears with their levies – general, patrol or both - and not in persistent breach of the house rules.

Nominations and elections for members of the new committee
Prospective committee members must be nominated by a homeowner, and seconded by another. The nominee, proposer and seconder must all be in good standing.

Completing the ballot form
During the course of the AGM, please indicate on your ballot form whether you agree or disagree with each proposal. This gives the committee an accurate and enduring record of voters' choices.