



UTOPIA NATURE ESTATE

The Body Corporate/Die Regspersoon, Utopia Section Title Scheme No. SS879/2003

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MINUTES OF THE ANNUAL GENERAL MEETING

Annual General Meeting of the Utopia Sectional Title Body Corporate held at the Utopia Hall, Utopia, remaining extent of portion 3, of the farm Grootfontein 346JQ on Saturday, 16th September 2017 from 09:30 am – 12:30 midday.

1. Welcome

- 1.1 The Chairman, Heinz Meyer, welcomed all the owners present and noted that a quorum was achieved.

PRESENT: Owners of Utopia Body Corporate and Shareblock

Heinz Meyer	Chairman
Willem Enslin	Trustee
Fiona Ridgwell	Trustee
Andrew Nel	Trustee
Georg Ferns	Trustee
Johan Malan	Site Manager
Chris van Staden	Martinique
Jannie du Toit	Martinique
Strydom Venter	Schutte en Vennote
Monica Meintjies	Schutte en Vennote

1. Trustee's Report

- 1.1 The Chairman presented a short summary of the Trustee report and highlighted the following:

- 1.1.1 He thanked the commitment of the teams that maintain, support and manage Utopia and the considerable achievements made during the past financial year.
- 1.1.2 The Auditors, Martinique, Andrew Nel and Fiona Ridgwell were thanked for their efforts to complete our financials in time for the AGM. The financial audit was





completed within 2½ months which allowed the Trustees to bring the AGM forward to the middle of September and the elected Board of Trustees for the next financial year to start on the newly approved budget sooner.

1.1.3 An overview of the positive and negative aspects and events of what transpired on Utopia during the past financial year were presented and discussed.

1.1.4 Discussions and suggestions from the members present were the following:

1.1.4.1 Owners are requested to please notify the Board of Trustees of any incidents where the Conduct Rules of Utopia are not adhered to. The constant ongoing planting of alien plant species are of particular concern.

1.1.4.2 An owner suggested that a listing of native indigenous plants to the Magaliesburg and other indigenous plants that will strive on Utopia, be added to our website and be circulated to all owners for future reference. Preference must be given to the planting of native indigenous plants.

1.1.4.3 Owners complained of gardens being cultivated on the common property. These gardens need to be removed.

1.1.4.4 An owner noted that Leaf Blowers are being used by owners, causing considerable noise pollution. Owners were requested to complain in writing so that the appropriate action can be taken by the Board of Trustees.

1.1.4.5 The restaurant has been re-opened and owners are encouraged to support the new operator, Tharina Botha. Aligned to the feedback from the restaurant survey, a small shop has been added that will supply basic necessities to owners and in particular our onsite staff.

1.1.4.6 Owners are advised to please adhere to the usage rules of the newly repaired tennis courts. The Board of Trustees will put up notices of the rules at the court entry gates.

1.1.4.7 The Land Claim lodged on the Utopia property and the perceived threat to Utopia was discussed. After much debate, the Chairman again emphasised that there is NO registered Land Claim on Utopia and that the lengthy process of validating the claim lodged must first be completed by the Commissioner and then registered. No transfer of property can legally be withheld without a registered claim. There are thousands of land claims lodged across South Africa and most of these never get registered. An owner proposed that the Board of Trustees initiate a project to ensure the appropriate pre-cautionary steps are taken to ensure that the land claim does not get registered.

1.1.4.8 The outstanding long-term debtor's were discussed and the high cost associated with resolving these debts. The chairman reported that the Board of Trustees will be changing tactics and will pursue other avenues available to resolve these





debts (e.g. attaching other assets and more marketable assets to the outstanding debt etc.).

- 1.1.4.9 An owner requested that the control boom for access to the MCSA parking area be moved further up and closer to the MCSA gate. The current boom is located too close to the chalets.

2. Consideration of the Financial Statements

2.1 Strydom Venter, our auditor from Schutte en Vennote, presented the Sectional Title audited statements. A non-qualified audit has been achieved, which has not been achieved for several years before.

2.2 In Strydom's opinion, Utopia's financial status has improved over the past financial year. In terms of the new Sectional Title Act financial requirements he felt the level of the Levy and Maintenance Reserve places Utopia in a secure financial state even though Utopia has bad debt.

2.3 Strydom noted that cash flow was the most important element and Utopia is currently in a clear position to pay all its creditors.

3. Approval of the budget for the ensuing financial year

3.1 The budget was approved with a 5% increase from the revised budget approved at the SGM. The outstanding repairs to the pool has been removed from the budget and will be included in next year's budget. Willem Enslin confirmed that with due care, the pool can still be maintained.

4. Approval of the insurance replacement values

4.1 The insurance values were approved.

4.2 Owners were yet again warned that if the square meterage of their units do not align to the values provided to the insurer, that their units will not be adequately insured and they risk insurance loss.

5. Appointment of an Auditor

5.1 The Body Corporate accepted the Chairman's recommendation that Schutte en Vennote be re-appointed as the Utopia Auditors for the 2017/2018 financial year.





6. Special Business

6.1 The following special business was presented for approval with the associated voting results:

SPECIAL BUSINESS	YES	NO	Ruined / Abstention	Result
a. Annexure 1 2017 Building Code	Unanimous			Approved
b. Annexure 2 2017 Special Resolution - Day Visitors	21	29	1	NOT approved
c. Annexure 3 2017 Special Resolution - Accelerator Clause	Unanimous			Approved
d. Annexure 4 2017 Special Resolution – Motorcycles	22	28		NOT approved
e. Annexure 6 2017 Special Resolution - Dogs	14	33	3	NOT approved

7. Establishing the number of Trustee's

7.1 The current Board consisted of six (6) Trustees'.

7.2 The Body Corporate accepted the Chairman's recommendation that the current compliment of six Trustees worked well for Utopia and allowed the workload to be reasonably shared across the portfolios of Finance, Administration, Insurance, Shareblock and the Utopia Trust, Security, Environment, Infrastructure and Legal to be reasonably managed.

7.3 The Chairman reiterated that the successes achieved over the last few years by the Board of Trustees in a difficult economic and security environment and reminded owners of the benefit of a stable and productive Board of Trustee's.

8. Election of Trustee's

8.1 It was noted that the only nominations for Trustee's were those submitted by the current Trustee's. No other nominations had been received.

8.2 The Body Corporate accepted and welcomed that the current Board of Trustee's remain in situ and continue for the 2017/2018 financial term.

9. Meeting Close

9.1 The meeting was noted as productive and timeous. The Chairman thanked the Owners for their positive participation and closed the meeting.

10. ADJOURNMENT: 12:30

