

**MINUTES OF THE MEETING
OF THE ANNUAL GENERAL MEETING
OF HURLINGHAM MANOR
AT OLD PARKS ON 26 JULY 2023
AT 17H30**

PRESENT: COMMITTEE MEMBERS; STREET REPS; RESIDENTS (Total of 75 people excluding committee members)

- George Gabriel welcomed everyone and thanked them for coming. He also thanked the committee members for all their help and also all contributors.
- **COMMITTEE MEMBERS:**
 - George Gabriel – Chairman
 - Jameel Khan – Treasurer
 - Jill Sumption – Secretary
 - Charmaine Montanari – Memberships
 - Howard Rauff – Street Reps
 - Helene Meyer – Gardens
 - Kelly Aronovich de Assis – Events
 - Tess Young – Comms
 - Shiyav Rampaul – Maintenance and Security
 - Lisa Glanz and Angela Perfect - Miscellaneous
- The purpose of our AGM is to show our contributors what we do as a committee and for a chance for the committee and residents to meet. Also to promote HMNA and to try to increase our membership which at the moment is sitting between 60 and 61%.

CHAIRMANS REPORT (GEORGE GABRIEL)

- As a company we are obligated to present financials once a year and signed off.
- Slides:
 - Agenda
 - Committee members. The committee hasn't changed over the past year. 3 are directors (George Gabriel (chairman); Jameel Khan (Treasurer) and Howard Rauff (Street Reps))

- What we do. We as a committee are volunteers. Nobody gets paid. Our biggest cost is our security and maintaining our booms. We must be JRA compliant. It's very important that our residents get involved. Two ways of which they can get involved: a. tell their neighbours about us and encourage them to join HMNA. The more funds we can have the more we can do. (b) give the committee some ideas. What they would like to see happen. Obviously within certain costs constraints. We cannot do for one street and not do for the other 35 streets. We must be cost conscious.
- Hurlingham Manor remains public property. The roads remain public property. What we do on the access control side both on the pedestrian gates and the booms has to be compliant with JRA. That means we are not allowed to control who accesses HM and nor can we give precedence to anyone who can access HM. In other words...we cant give residents a remote to open the gate because then we are prejudicing the public who do not have a remote. The same for the pedestrian gates. We are not an estate or a cluster and so we cannot give remotes. We remain under JRA restrictions and fall under municipal laws and by-laws.
- Two emails to note: communications@hmna.co.za and memberships@hmna.co.za.
- Two positions that are opening: Memberships (it is time consuming) and Maintenance. Yav and George are together doing Maintenance and Security. We want someone to head up Maintenance so Yav can handle Security.
- The booms are getting hammered. We have had experts come in to suggest how we can prolong the booms lives and we are doing the best we can to improve the longevity of those motors.

TREASURERS REPORT (JAMEEL KHAN):

- Jameel has taken over from Daniel Marsay who was the previous treasurer who has retired.
- We have agreed to use Xero accounting software.
- Income and expenditure for 2022: we made quite a significant loss. Fortunately we do have sufficient reserves. We took a

decision at the last AGM to keep the fees the same and increase membership and through the help of Charmaine (membership) we then managed to increase our contribution by about 11.5%.

- In 2023 we had a slight loss for the year.
- Expenditure:
 - In 2023 we changed from Special Ops to FADT. Managed to save about 10%.
 - Gardens
 - Big project on the signage
 - Admin, maintenance and legal costs.
- 2023:
 - Security costs decreased slightly
 - Improvement on garden and parks
 - Maintenance – potholes etc
- Cashflow:
 - Start of 2022 – R948 290
 - Last year after the loss, we were on R765 628. This year we ended off the year on R737 517.
 - In the current financial year to date, we have about R700K
 - **BUDGET FOR 2024:**
 - Our aim is to push membership further and hopefully not increase fees.
 - The guarding and the camera fees may increase by inflation.
 - R13 000 at the end of the year.
- We took a decision as a committee because we still had enough cash in the bank, we decided not to increase fees but concentrate on increasing our membership.

MEMBERSHIP: CHARMAINE MONTANARI

- It is becoming crucial that we need to increase membership according to the financials.
- The Annuals of 2022: we have had a huge increase in people that are now currently paying annually. The numbers are from July to December: a total of 25 people (including pensioners)
- We have streets where there are street reps looking after 5 houses and we also have very big streets like Woodlands.

- A lot of people say to Charmaine that they have private security in HM but a lot of people don't understand that the boom gates are coming from membership! A very expensive cost. We pay for the boom gates and the cameras, we have moved over to FADT. We have 2 additional vehicles in the area. We are also in litigation for the boom gates because we are still in litigation trying to close the area off completely. We strive to keep the neighbourhood safe and beautify the area to maintain the value of the property.
- Charmaine is often called upon to sort out areas that are not membership! The main aim of Membership is contributions. We have 534 houses and only about 275 houses are contributing. We have very generous people who kindly pay for 2 subs!
- Last year we had 59% contribution and this year we have 64%.
- Problems: EFT's. the EFTs are very volatile. People don't put in a re-occurring payment. Charmaine needs the streets reps to be aware of this.
- Debit orders are consistent. Those numbers don't change. We are moving to an automated system which will help tremendously. How it will work is annual payments will get a reminder which will help us and we will send out invoices every single month however, this can't be done without the correct information. The street reps need to find out all the correct information.
- Google forms have been sent to all the street reps to distribute to their residents to fill out. It takes just 1 minute to fill out. The street reps must please make sure everyone has filled out their forms.
- There is a suggestion box that is available for residents to put in comments and suggestions.
- Charmaine is leaving the area and needs 2 cats who need a home!!! Please contact her if you would like to take them into your family.
- Yvonne Callahan was given a special mention as being an outstanding street rep. Awards were also awarded to Sharon Joseph and Xoli Gundwana.

GARDENS: (HELENE MEYER)

- Thanks to HMNA for contracting the garden services out.

- Helene manages the Garden Service and makes sure the gardeners don't walk on the plants.
- The GS comes once a week.
- We have finally got water at both entrances.
- Helene has purchased the fertilizer and compost and first thing in the morning, she goes and unlocks the taps.
- Helene asked a question to everyone on tulips and the winner received a flower bulb.
- George thanked the 2 residents who provided the water for the 2 entrances. They are both metered and the residents are compensated.
- George thanked and complimented Helene on the outstanding work she has and is doing
- George also mentioned that part of the garden service is for the emptying out of the bins that are in HM.

COMMS: TESS YOUNG

- Tess mentioned that this AGM is the biggest turnout in 5 years.
- In box is manned part-time
- Tess complimented Charmaine on a superb job she is doing Membership.
- Website being updated. Dave Myers has been a great help for Tess
- Newsletter now in PDF distributed by the Street Reps. Everyone is in agreement that Tess will no longer be sending the newsletter as an email.
- Face Book – we have a FB page. It is meant to be used by everyone in the community. All content must be clean. If anyone can help Tess with FB....please contact her.
- ACTIVE CITIZENSHIP:
 - We are not there to report on your behalf.
 - Tess will update the website on where to report what.
 - You have to log on the official city channels. Eg. City Power.; Jhb Water; City Parks. Everyone must please log your own problems.
 - Avoid making use of external apps or websites.
 - Note down the ref number so it can be escalated later on.
 - Municipal by-elections are on the 23rd August. The residents of HM are meant to be registered at St

Stithians and vote at Saints girls college. Please go and register to make changes. That is active citizenship.

- We have a ward councilor. We are ward 102.
- Ana Forssman (Street rep and DA volunteer) said that we will start seeing posters of the candidates who are going to stand for ward 102 within the next 2 weeks. When your ward councilor resigns it is 90 days from resignation that the elections take place. We will see who the candidates are in the next few weeks.

STREET REPS (HOWARD RAUFF)

- Howard and the SR's are the link between the residents and the committee.
- Howard presented slides listing his and the street reps duties/responsibilities.
- He emphasized that it is not up to the committee to log different issues. Yes we do get involved but we need the residents in the area to log and report.
- We need 2 SR's for Alto and Twee Jongezellen. Alto isn't too much of a problem because we could link it up with Culemborg.
- We have held 2 SR functions in the last year where we discussed various issues and topics, security, membership, the POPI act etc. we are very strong on the POPI act.
- It is a concern of Howards that not all the SR's fully participate as they should.
- The street reps names will be posted on the website.
- Street reps should organize functions in their street. Eg braai's etc
- Yvonne Callahan was congratulated by Howard on doing an excellent job. Yvonne has also volunteered her time to actually contact the SR's to 'coach' the SR's if they want to.
- Howard thanked all the SR's for volunteering.

MAINTENANCE: SHIYAV RAMPAL

- Yav has taken over from Greg Gillam on the Maintenance portfolio.
- We have upgraded and maintained the jungle gyms and we have repaired the big pothole in Woodlands
- We put up the signage and refurbished them on both entrances.

- The traffic signs and road signs have been maintained.
- Repairs to the pedestrian gates and the water point installation.
- Solar lights at the guard huts have been installed for loadshedding.
- Repairs have been done to the CCTV monitors at Pinotage.
- Boom repairs have been done at Woodlands.
- Repairs to the small fences around the servitudes and parks.
- Barbed wire at the Pinotage entrance.
- Photos were shown of what was done.

EVENTS: KELLY ARONOVICH DE ASSIS

- Events is all about the residents and their physical participation makes the events successful.
- Photos were shown of some of the events.
- Fun runs: February is too hot. So Kelly will be changing the times on when they will take place.
- Garage sales came in after Covid-19. A huge success. We do Garage sales when people request them. Maps and the list of things that people want to sell. Please let Kelly know if you would like to participate at the next Garage sale on the 26th August.
- Halloween: done every year. The last Friday of October. We need more houses to participate and dress their homes up etc. Halloween this year will be on 27th October (Friday)
- We had a meet and greet in the park this year. We need to do this more regularly. The residents to meet the committee and speak to them; suggestions box.
- Quiz nights. Suggestion in November and May. Interstreet street maybe?
- Fun run: 3 December.
- 2024:
 - Fun run: 17 March
 - Quiz night: May
 - Garage sale: only when requested
 - Spring fun run: Sunday 8th September
 - Vegetable competition: a possibility
 - Halloween: 26th October
- Please contact Kelly for any other suggestions.

Road closure: (George)

Our road closure application went in April last year. We received word at the end of last year that we received our provisional approval from council. We are now waiting for the final approval in writing. It has been gazetted that the closure is legal. The attorneys that are doing this for us have told us that the longer it takes, the better it is. Once we have received final approval, then our 2 years start. We have applied for a 3 year approval but that is at the JRA discretion.

SECURITY: GEORGE GABRIEL

- We have a monthly cost for Gardens, vumacams, security and monthly auditing costs.
- Those we have to cover every single month. Without contributionsit won't happen.
- We are living in paradise in HM (David Potter quoted this at last years AGM.)
- We have done our best for the past 4 years to not increase membership rates but we cant maintain this because our month to month expenses have gone up significantly.
- We are happy to hear from residents where you would like to see improvements but remember that what we do for 1 street we need to do for all streets.
- We are all aware of the squatters that are living in the Field and Study1 500 people strong. It hasn't gone unnoticed. It was brought to our attention at the meet and greet that the Hurlingham sub station is municipal ground. In that piece of land is another illegal settlement starting up. George has requested Special Ops to go in there.

QUESTIONS:

1. Why wasn't FADT at the AGM? They were invited but Wayne took ill yesterday.
2. When anything is suggested on the FADT group and they reply 'non contributing' resident, it is very upsetting to read that because the lady asking the question is a contributing resident. Answer: George has asked the security company that if there is a query...the security company must respond. He will speak to the security companies again. Sadly the 3

security companies do not 'speak' to each other. No comradery.

3. **RESIDENTS MUST PLEASE NOTIFY THE COMMITTEE OF ANY INCIDENTS/ROBBERIES.** There was an incident in Dewetshof that was not brought to George or the committee's attention.
4. There are quite a few whatsapp groups available to HMNA: 2 chit chat groups/special ops/FADT/street reps group
5. What is the purpose of our closure stop crime? Answer: the purpose of the boom is a deterrent. The booms are trying to make the suburb less appealing to the robber.

Drinks and snacks were served after the meeting.

Jill Sumption
Secretary