



Co Reg No. 2001/000705/08

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**Raptor's View Home Owners Association Special General Meeting held  
at the Rhino Conference Centre, Hoedspruit,  
on Saturday, 23<sup>rd</sup> January 2016**

**Director's Present:**

|                |           |
|----------------|-----------|
| Richard Braun  | <b>RB</b> |
| Michael Brooke | <b>MB</b> |
| J Brown        | <b>JB</b> |
| P Hartley      | <b>PH</b> |
| J Scorer       | <b>JS</b> |
| R Severin      | <b>RS</b> |
| D Spencer      | <b>DS</b> |

Minutes recorded by R Saverton

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**1. Signing of Attendance Register**

Owners were requested to sign the attendance register as they arrived at the venue.

**2. Welcome**

The necessary quorum being present and due notice of the meeting having been given by the Board, RB welcomed all members present at 10:09 and declared the meeting duly constituted. RB reminded all present to please stand and state their name and site number when speaking before the attendees for accurate recording purposes. Each Board Director was asked to stand up and introduce themselves and describe their responsibilities on the Board. The meeting was duly constituted.

**3. Apologies**

Apologies and proxies were received at the RVHOA office and at the meeting from Owners of the following Raptor's View sites:

RV020, RV022, RV029, RV041, RV049, RV064, RV065, RV073, RV074, RV079, RV083, RV084, RV088, RV089, RV098, RV102, RV109, RV115, RV125, RV126, RV138, RV141, RV150, RV161, RV162, RV163, RV188, RV195, RV209, RV212, RV221, RV224, RV230, RV231, RV233, RV234, RV237, RV242, RV243, RV247, RV254, RV262, RV265, RV278, RV282, RV285, RV286, RV288, RV291, RV307, RV316, RV320 & RV321

**4. Purpose of the Meeting**

RB explained this was to constitute and ratify the MOI. RB advised that he would be chairing the meeting.

The voting will be conducted by a show of hands.

Special resolution requires 75% votes

Normal resolution requires 50% votes

**5. RB proposed that the notice of the meeting has been read.**

Members who have questions can raise them

G Redecker (RV100) Item 1.1.8. States that Site no 10 is common property. RB advised that a meeting will be held in the future to discuss the status of Site no 10. Paul Truter advised that if the statement is an error it can be removed. RS advised that Site 10 is currently owned by the HOA. J Elbertse (RV206) stated that site 10 ought to be removed from the common property as it had not been transferred yet. M Blair (RV170) asked if the remainder of the common properties can be used for the

*Directors: R Braun; M Brooke; J Brown; P Hartley; J Scorer; R Severin; D Spencer*

purposes currently earmarked for stand 10. RB advised that this would be discussed with members.

G Redecker (RV100) Item 2.6 Penalties: Does not believe it is fair that the person who raises a complaint should cover all the costs of the mediation. Paul Truter replied that this matter has been exhaustively discussed at previous MOI sessions and will remain as is.

J Elbertse (RV206) Item 14.3.2 A 2 day period is too short for special meeting notifications. Amy Jones advised that substantive changes cannot be made at this stage, as those members who have already proxy voted will not be aware of these changes.

K Hartshorne (298) Advised that the MOI would come under revision from time to time, so these smaller issues/changes can be addressed then. Paul Truter advised that changes in the future will not be so cumbersome ie. Not require 21 days registered post.

6. **RB advised of the typo in Item 24.2.1.7**, the word "Approval" needs to be added.

7. **Adoption of Special Resolution for MOI –**

RB proposed to accept the new MOI –

G Redecker (RV100) requested that site 10 be added under the residential portions on 1.1.19 and removed from common property. All present agreed with this change.

All members voted by a show of hands. 97.65% voted in favour  
2 members objected. 2.35% voted against  
No member abstained.

The new MOI was adopted.

8. **Ordinary Resolution** – The Chairman proposed that he would be responsible sign all documents pertaining to the submission of the MOI paperwork. Everyone present agreed to this.

KH made a vote of thanks to all Board members for their hard work in this regard.

9. **Meeting Closure:**

RB thanked everyone for their attendance and support at this meeting. The meeting was closed at 10:50.