



Dear Homeowner,

## **CHAIRMAN'S REPORT FOR CANAL EAST HOMEOWNERS' ASSOCIATION**

### 1. Introduction

1.1. As the elected Chairman of your Association, it is my privilege to present this report to you as at July 2021.

1.2. Included with my report, please find attached the following for your perusal:

1.2.1. Prepared financial statements for the year ending 30 April 2021;

1.2.2. Treasurer's report;

1.2.3. Proposed budget for the year of 2021-2022; and


1.2.4. Managing Agent's report.

1.3. At the outset, I take this opportunity, personally and on behalf of all the homeowners, to extend a vote of appreciation and word of thanks to the Committee members who have given tirelessly of their time towards fulfilling the mandate and upholding the trust placed in us by you, the homeowners, to manage and administer the Association over the past year. The serving Committee members are:

1.3.1. Mr. Tommy McGhee (Treasurer);

1.3.2. Mr. Michael Smit (Secretary);

1.3.3. Mr. Shaun Reddy;



1.3.4. Ms. Romy Shantall (co-opted);

1.3.5. Mrs. Clair Kaplan (co-opted);

1.3.6. Mr. Mark Mayer (co-opted).

1.4. A special mention is reserved for the Committee members' families who have borne the burden of family time taken away from them over weekends and during the evenings when the abovementioned members were called to meetings and other attendances for the Association. Your contribution, in this regard, was immeasurable and I extend a heartfelt thanks and gratitude to you for your family sacrifice.

1.5. The day-to-day administration of our Association was left in the capable hands of our Managing Agent whose valuable contribution can never be appropriately conveyed in words. I am confident that I speak for most of the homeowners when I say thank you for your service. This vote of thanks would, however, be hollow without an honorable mention of appreciation to the Managing Agent's:

1.5.1. Mrs. Sonia Baumann;

1.5.2. Ms. Monique Baumann; and

1.5.3. Ms. Tammy Rickson

1.6. Equally, and with no less appreciation, I extend a vote of thanks on behalf of the homeowners to the various services providers who have contributed to the Committee being able to meet our objectives and goals in looking after this place we all call home.

## 2. Year in Review

2.1. It is in no way hyperbolic reporting to you that this past year started with a mountain of issues plaguing our Association that appeared almost impossible to climb and which problems are largely unknown to the homeowners.



2.2. We inherited an almost non-functional Association with issues being identified in general administration and communication, proper financial management and a lack of general accountability to the homeowners.


2.3. Almost immediately on assuming office, we developed a stratagem of consolidation focused on addressing the abovementioned problem areas knowing only too well that the *behind the scenes* work to be undertaken may not always be fully appreciated by all homeowners who were already having to cope with the uncomfortable shock of a substantial levy increase.

2.4. Our work in tackling the aforesaid issues was, initially, made more difficult by a few keyboard warriors hiding under the veil of anonymity posting on a social media website their anecdotal and unsubstantiated claims of impropriety on the part of the Committee, the irrelevance of the Managing Agent in the administration of the Association and casting aspersions on the legitimacy of the imposed levy increase. This caused a chasm between us and some homeowners. I am, however, happy to report that with the passage of time and the positive changes experienced with the Association's administration, many of our homeowners have, now, expressed their sense of belief and relief in the management and day-to-day administration of our Association.

2.5. A summary of the important work we undertook this year is as follows:

2.5.1. The improvement of lines of communications between the Association and homeowners through the establishment of the website ([www.cehoa.co.za](http://www.cehoa.co.za)); *ad hoc* newsletter; online (virtual) meetings with homeowners and the recent budget information session held on 2 June 2021;

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- 2.5.2. The utilization of the Managing Agent's technology platform to build an updated database of homeowner records, the regular e-mail and telephone communications between the Managing Agent and homeowners, the sending of electronic invoices, statements and other required or useful notices;
- 2.5.3. The restructure of the Association's financial management and policy protocols including:
- 2.5.3.1. re-constituting the Association's banking account and implementing security log-in and payment authorizations;
  - 2.5.3.2. causing the preparation of the attached financials by professional accountants;
  - 2.5.3.3. attending to register the Association with SARS as an exempt taxpayer; and
  - 2.5.3.4. taking action to reduce the arrear levies and other amounts due by defaulting homeowners.
- 2.5.4. The rejuvenation of our local parks including the:
- 2.5.4.1. cleaning, repairing and re-painting of the fences, pergolas and jungle gyms; and
  - 2.5.4.2. engagement of a contractor to de-weed, clean and maintain the park's brushes, flower beds and trees.
- 2.5.5. The further improvement of the HIG with valuable input received from the Supervising Architect.
- 2.5.6. The mandate received by homeowners at the recent Special General Meeting ("SGM") regarding the paint palette permitted when re-painting of homes.



2.6. A testing and still unresolved challenge for the Committee is the regular engagement with the local authorities concerning issues of our park maintenance, general security in and around our area, traffic issues (*more especially those issues in and around the Sunningdale Primary School in the weekdays*) and the need for speedy attendances reported of water leaks and the like.

2.7. Much of the work done and changes implemented in this year was the result of an active Committee. To give you a sense of the tireless work done, I provide a brief insight into the Committee activities, albeit that the below summary is in no way exhaustive: Notwithstanding that Committee met, formally, 11 times for meetings, we also:

- 2.7.1. held monthly management meetings with the Managing Agent;
- 2.7.2. consulted with and took advice from the Supervising Architect on matters germane to new building applications and restoration projects by homeowners;
- 2.7.3. engaged with several contractors on a combination of project and retainer agreements to assist with area specific projects such as, for example, the re-painting of the perimeter walls opposite Sunningdale Primary School;
- 2.7.4. held a SGM with homeowners via MS Teams to take direction on the rules, protocols and guidelines of paint colours permitted to be used when re-painting homes in Canal East;
- 2.7.5. assisted the Managing Agent in undertaking property inspections in respect of those homeowners selling homes and requiring a clearance certificate. In this regard, I want to extend a personal vote of gratitude to Mr. Tommy McGhee who did most of these home inspections.

### 3. The Year Ahead

- 3.1. As Chairman, I can confidently say, without hesitation, that given what has been achieved in this past year, your Association is in a better state than that of yesteryear.
- 3.2. The problem areas initially identified above have not all been resolved as we had hoped to do by the end of this year as some are historically deep-seated issues that will need time to sort out. I believe, however, that if the newly elected Committee takes over the consolidation stratagem that was started and can see it through to the end, I have no doubt that our Association can and will be more effective and efficient and will become well positioned to start implementing exciting projects to rejuvenate and uplift Canal East. This, I believe, is achievable within the next two years.
- 3.3. Fundamental to any improvement of our Association is going to be your support both in terms of your words of encouragement and in playing your part as active homeowners. I am deeply encouraged to have witnessed first-hand many homeowners participating in our information session, SGM and in their engagement with the Committee and Managing Agent via e-mail and telephone with words of advice, suggestions and, also, challenging us on the way we have done things. This bodes well for the future.
- 3.4. Active homeowner participation must be congruent with paying our levies when called upon to do so. Without money, the best intentions in the world will be a non-starter. I am alive to concerns being expressed by some homeowners of the general rise in the costs of living and that any increase in the levies will just a bridge too far. However, the payment of levies placed on all our shoulders was an obligation each of us accepted and undertook when we purchased our homes and became members of the Association. We are all bound to each other, if you want, to meet such obligation and, in doing so, we can ensure that our primary investment, our homes, continues to grow.
- 3.5. Building on the rejuvenation work already done in our area and having taken heart the suggestions and motivations made by homeowners at the budget review session, the operating budget for 2021-2022 sees an increase in the general levies by only 4 %. Improvement projects for the Association will be funded out of the general reserve or by way of a special levy if such becomes necessary or approved by the Committee.

#### 4. Conclusion

4.1. On behalf of the Committee and Managing Agent, I thank you for your support and encouragement over this past year. I look back during this time with much pride in what has been achieved knowing that we leave your Association in a better position.

4.2. My parting remark is reserved to the incoming Committee: You are handed over the baton of leadership to improve on what now exists. I am hopeful that you will not only improve on what was started thus far but that we, the homeowners, can all look forward to a better and improved Canal East in the year to come.

4.3. My best wishes to all of you.

**Sean Bosse**

Chairman

**July 2021**