



CHAIRMAN'S REPORT FOR CANAL EAST HOMEOWNERS' ASSOCIATION

Dear Homeowner

1. Introduction

As the elected Chairman of your Association, it is my privilege to present this report to you for the 2022/23 year.

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

- 1.2.1. Prepared financial statements for the year ending 30th April 2023;
- 1.2.2. Treasurer's report;
- 1.2.3. Proposed budget for the year of 2023-2024; and
- 1.2.4. Managing Agent's report.

1.3. Allow me to 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 freely of their time towards fulfilling their mandate and upholding the trust placed in them by you, the homeowners, to manage and administer the Association over the past year. The serving Committee members are: -

Riana Smalberger (Treasurer Co-Opted)
Rholeen Jordaan (Secretary)
Claire Kaplan (Plans)
Albert Visser (Trustee)
Kobus van Eyk (Trustee)
Patrick Gruijters (Vice Chairman 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 during the evenings when the Trustees were called to meetings and other business for the Association. Your contribution in this regard is greatly appreciated.

1.5. Our managing agent deals with the day-to-day administration of our Association matters. We would like to extend a well-deserved thank you for their services.
Mrs. Sonia Baumann and Ms. Monique Baumann;

2. Year in Review

2.1. The appointment of a new treasurer has proven to be invaluable. Riana hit the "ground running" and very quickly got a handle on the finances.

2.2. A summary of the important work we will carry on doing and improve will be:

2.2.1. The utilisation 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;

2.2.2. The Managing Agent and trustees have done a fantastic job in collecting outstanding levies, and the total outstanding debt continues to reduce monthly. The trustees and I would like to thank those homeowners that paid their levies timeously.

2.2.3. The trustees have engaged the services of a debt collection agency to ensure the recovery of all levies due to the HOA. The financial stability of the Association depends on it!

2.2.4. The Managing Agent has received several complaints about barking dogs. Residents are reminded to be considerate towards their neighbours and the community.

2.3. The rejuvenation of our local parks:

2.3.1. The appointment of a new garden services contractor has resulted in reduced spending on maintenance of our parks. Our parks continue to look neat and are a credit to our neighbourhood. There has been a noticeable increase in Homeowners using these amenities.

2.3.2. Trustee Kobus van Eyk has taken the parks under his wing and the improved condition of the parks is largely due to his efforts to ensure the City of Cape Town upholds their commitment to maintaining our parks. Kobus has spent many hours and phone calls to ensure our parks remain neat and tidy. Special thanks to Kobus for his efforts.

2.4. All of the work done and changes implemented in and around our estate is as a result of the dedicated and hard-working Committee.

3. The Year Ahead

3.1. Active homeowner participation must be consistent with paying our levies when called upon to do so. Without money, the best intentions in the world will be a non-starter. Our focus this year is to manage the association smarter and not simply by solving the issue by spending more money;

3.2. I am happy to report that our operating budget for 2023-2024 will NOT see an increase in levies. 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;

4.2. My parting remark is reserved to the incoming Committee: I am confident you will continue the progress started by the current committee and that all homeowners can look forward to a well-run Canal East in the year to come;

4.3. My best wishes to all of you.

Eugene Atkinson

Chairman

August 2023