



Bridge City Management Association (RF) NPC (“BCMA”)

Registration No. 2007/027692/08

Minutes of the Bridge City AGM held at Garlicke and Bousfield and via Microsoft Teams Meeting on 25 August 2023 at 10h00

Directors:

Name	Initial	Representing	Present	Apologies
Simphiwe Maphumulo (Chair)	SMap	Garlicke & Bousfield	In attendance	
Mtura Matshini	MM	Tongaat Hulett Properties (THP)	In attendance	
Dr. Jimmy Mthethwa	MT	KZN Department of Health	In attendance	
Trevor Naicker	TN	Capital Land		Apologies
Kevin Matthews	KM	Mpact		Apologies (proxy)

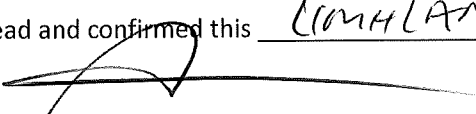
By Invitation:

Name	Initial	Representing	Present	Apologies
Fabian Naidoo	FN	Stuart Edwards and Co.	In attendance	
Joy Sinclair	JS	Capital Land	In attendance	
Smitai Rambhai	SR	Capital Land	In attendance	
Siyabonga Hlengwa	SH	Hlengwa & Zulu	In attendance	
Brian Wright	BW	Bridge City MA		Apologies
Maxine Schilz	MS	Bridge City MA	In attendance	
Joanne Barnard	JB	Bridge City MA	In attendance	
Nwabisa Mkhize	NM	Bridge City MA	In attendance	
Hloniphani Mpanza	HM	Bridge City MA	In attendance	
Cherrie Francis	CF	Bridge City MA	In attendance	

AGM 1/23	Welcome and Introductions	Action
	The Chair welcomed all to the Annual General Meeting of Members of the Bridge City Management Association (BCMA) (RF) NPC.	
AGM 2/23	Apologies	
	Apologies and Proxies were recorded as above.	
AGM 3/23	Quorum	
	Attendees confirmed having received due notice of the meeting. The meeting noted that the quorum required for the Annual General Meeting was 15% of voting rights entitled to vote, personally present, or by its duly authorised representative subject to a minimum of 3 members with 1 member from the Developer during the Development period. With these members being present and notice being properly given, the Chair declared the meeting duly constituted.	

AGM 4/23	<p>Introductions of the Board and the Management Team</p> <p>The Chair introduced the meeting to the Directors and Management Team:</p> <ul style="list-style-type: none"> • Simphiwe Marcus Maphumulo Garlicke & Bousfield • Dr Jimmy Mthethwa KZN Department of Health • Mtura Matshini Tongaat Hulett Properties • Trevor Naicker Capital Land • Kevin Matthews (In absentia) Mpact <p>The Chair further introduced Brian Wright, Nwabisa Mkhize, Maxine Schilz, Hloniphani Mpanza, Joanne Barnard and Cherrie Francis of the BCMA's Management Team, noting that Fabian Naidoo was in attendance as a representative of the Auditors, Stuart Edwards & Company.</p>
AGM 5/23	<p>To adopt the Minutes of the Annual General Meeting held on 25 August 2022</p> <p>The Minutes of the Annual General Meeting held on <u>22 August 2022</u> had been circulated to attendees before the meeting. It was noted that there were no changes to the minutes and were subsequently <u>proposed by Mtura Matshini (MM) and seconded by Jimmy Mthethwa (JM). The minutes were therefore approved and adopted.</u></p>
AGM 6/23	<p>Matters Arising from Previous Minutes</p> <p>The meeting noted the Action Log as circulated ahead of the meeting. All actions were taken as completed.</p>
AGM 7/23	<p>Chairman's Report</p> <p>The meeting noted the Chairman's Report, as circulated ahead of the meeting, which was taken as read and by exception.</p>
AGM 8/23	<p>Resolution 1 – To receive and adopt the annual financial statements for the year ended <u>28 February 2023</u>, which incorporates the Chairman's report to members, and the report of the independent auditors.</p> <p>The meeting noted that the Annual Financial Statements were approved by the Board ahead of the AGM. The Auditors in attendance invited comments on the AFS of which there were none, therefore the Chair called for a proposer and seconder for the AFS to be approved and adopted.</p> <p><u>As proposed by MM and seconded by JM, the motion was put to the meeting and unanimously carried.</u></p>
AGM 9/23	<p>Resolution 2: To re-appoint Stuart Edwards & Co as the auditors of the Company.</p> <p>The Chair proposed the re-appointment of Stuart Edwards & Company as the auditors of the Company, motion was put to the meeting and <u>was unanimously carried.</u></p>
AGM 10/23	<p>Resolution 3: To elect directors for the ensuing year</p> <p>The Chair explained that all Directors would resign at this Annual General Meeting. It was noted that the Tongaat Hulett Properties (THP) appointed Directors were automatically re-elected: Mtura Matshini (MM) and Simphiwe Marcus Maphumulo (SMap) were directors re-appointed by virtue of their role.</p> <p>In addition, the following non-THP directors were available for re-election:</p> <ul style="list-style-type: none"> • Dr. Jimmy Mthethwa - KZN Department of Health

	<ul style="list-style-type: none"> Kevin Matthews - Mpact <p>Joy Sinclair (JS) of Capland informed the meeting that Trevor Naicker would not be available for re-election and that Capland had nominated her in Trevor's stead. As such, Cherrie Francis (CF) undertook to attend to the resignation of Trevor Naicker and the appointment of Joy Sinclair. Capland undertook to formally nominate Joy Sinclair as their representative on the BCMA Board, replacing Trevor Naicker.</p> <p>In light of the above, the Chair noted the resignation of Trevor Naicker from the Board and thanked him for his valued service and contribution to the BCMA Board.</p> <p>The meeting noted the Companies Act of 2008 required that Directors be individually elected, and as such he called for nominations of directors:</p> <ul style="list-style-type: none"> Mtura Matshini – nominated by Tongaat Hulett Properties, seconded by Dr. Jimmy Mthethwa . Simphiwe Maphumulo – nominated by Tongaat Hulett Properties, seconded by Mtura Matshini. Joy Sinclair – nominated by Simphiwe Maphumulo and seconded by Mtura Matshini. Kevin Matthews – nominated by Mtura Matshini and seconded by Simphiwe Maphumulo. Dr. Jimmy Mthethwa – nominated by Simphiwe Maphumulo and seconded by Mtura Matshini. <p>As there were no objections to the nominations, the Chair moved that the nominees be elected to the Board until the next Annual General Meeting. <u>The motion was unanimously carried.</u></p>	CF Capland/JS
AGM 11/23	General	
11.1	<p>Hlengwa & Zulu Legal Proceedings – Siyabonga Hlengwa made a plea to the Board on behalf of Hlengwa & Zulu (H&Z), for the Board to reconsider the ongoing legal matter for non-payment of levies following their renegeing on their AOD agreement. The Board requested H&Z to draft a comprehensive proposal for consideration at the next Board meeting through Garlicke & Bousfield.</p>	SH (Hlengwa & Zulu)
11.2	<p>Safety and Security – JM expressed his concern with the issue of crime within the Precinct, in particular the areas peripheral to the Hospital. The below points were highlighted as possible solutions to implement:</p> <ul style="list-style-type: none"> The Management Team were requested to resurrect the monthly safety and security forums that had been put on hold due to poor attendance. JM advised that a permanent representative from the Hospital would be allocated to attend the forum once it was reestablished. The Management Team undertook to ensure that effective communication channels between private security and precinct security were thoroughly explored and implemented. The Management Team undertook to increase patrols, especially during hospital visiting hours. The Management Team undertook to explore the possibility of entry barriers for certain areas of the Precinct i.e., the area close to the neighboring residential area as this was used as an escape route for criminals and made it difficult for the security teams to apprehend perpetrators. 	HM/NM HM HM HM

	<ul style="list-style-type: none"> • A DRP session to be scheduled for the committee to look into other security measures that can be initiated in relation to the town planning of the area. • Insufficient streetlighting to be lobbied with eTM with high priority for Bhejane Road as the Hospital was greatly affected when lights are not functioning. • MM undertook to provide feedback to the Board on his investigation of alternative power solutions for non-operational streetlights with Malcom St Clair of The Ridge Management Association. MM further undertook to motivate for this with the EDJV, should it prove feasible. 	HM HM MM
11.3	<p>Cleaning of vacant stands – The lack of cleanliness of PTNS 125, 126 & 150 was expressed as a concern, and as having a direct impact on the BP Garage and McDonalds. As such, the Management Team undertook to follow up on the matter with DSW and encourage the Ward Councilor’s involvement to possible run an education campaign within the community as these sites were used for dumping by the neighboring communities.</p>	HM
AGM 12/23	<p>Meeting Closure</p> <p>There being no further business the Chair thanked the members for their attendance and gave special thanks to the UrbanMGT Management Team for their continued efforts over the years.</p> <p>The meeting was declared closed at 10h55.</p>	
	<p>Read and confirmed this <u>LIKHLANGA</u> day of <u>06 February</u> 2023.</p> <p></p> <p>_____</p> <p>Chair</p>	