



**MINUTES OF THE ANNUAL GENERAL MEETING
Saturday 6th November 2021**

Present:

Board of Directors:-

Hameed Ali
Yajaira Fitzpatrick
Maureen Afoon

Owners:	#7	Gregory & Elizabeth Stone
	#8	Alice Borrell
	#17	Adita Alena Marajh & Shastri Changoor
	#27 & 28	Lloyd de Suze
	#30	Garth & Kelly Sylvester
	#31	Sharon Christopher
	#36	Alice Ann Seegobin
	#39	Joan Ferreira
	#40	Chris & Cherise Lum Hong
	#48	Jennifer Khan

Auditor: Sunil Moonsammy, R.S. Baboolal & Co.

1. Chair's opening remarks

The meeting was called to order at 10.10 a.m by Hameed Ali, Chairman. He welcomed all owners to the first AGM that was being held virtually due to the Covid19 pandemic. He stated that during the last 20 months the Board had functioned with only three members as Robert Camps had resigned early in 2020. The board had served its three-year limit and all members were stepping down. He urged owners to volunteer their time to serve on the new board.

In conjunction with Westmoorings Gardens Ltd, he highlighted the following activities carried out:

- WGL responsible for maintenance of WKL park and common areas;
- Drains were cleared and power washed, including removal of tree roots growing down under concrete planks in the vicinity of the first cul-de-sac;
- Signs erected in WKL park outlining general rules re use of park. Dog owners still neglected to clean up after their dogs in spite of continuous reminders.

Other activities carried out in the community:

- Manger scene created by residents of WKL park at Christmas 2020;
- Continuous efforts to secure the WKL community included the use of air horns in case of break ins, installation of lights in dark areas and cameras;
- The Correia property continued to be a security breach in the area due to resistance on the part of the owner to repair fallen fences;
- Residents held Zoom meetings to air security concerns and find common solutions to security problems;
- WKL owners did not require share certificates on their properties;
- Maintenance fees remained at \$1000 in spite of higher service fees charged by WGL;
- Forty-eight owners had paid their maintenance fees. Fees are outstanding for seven townhouses.

Hameed Ali made a special plea to owners to come forward and serve on the board and hoped that at least five persons would be willing to offer their services. Sharon Christopher confirmed that the meeting was properly constituted as the required number for a quorum was three. Alice Borrell enquired about means used to get delinquent owners to settle outstanding debts, suggesting that maybe the time had come to make the list public. Hameed Ali said that numerous reminders had been sent out, but this had not been successful. He confirmed that over the years, five of the non-payers completely ignored all requests to settle their debt. There was a general consensus that more effort should be made to get these owners to pay in light of possible issues re security, flooding etc in the future. Sharon Christopher promised to look at the lease to see what sanctions could be taken against these persons. Lloyd de Suze commented that maintenance dues had remained at a flat \$1000 over last two or three years unlike the case of other service companies. It was confirmed that the amount owing had actually been a little over \$990 but had been rounded to \$1000. Sunil Moonsammy of R.S Baboolal & Co confirmed that WKL was a company limited by guarantee and not limited by shares, therefore it was not authorized to issue share certificates to owners. Companies limited by shares issued share certificates. He promised to make available soft copy of the Constitution to Sharon Christopher.

This report was accepted by Sharon Christopher and seconded by Alice Borrell.

2. Adoption of Minutes of the last AGM held 29th June 2019

The minutes of the last AGM were read and adopted by Maureen Afoon and seconded by Joan Ferreira.

3. Matters arising out of Minutes

Alena Marajh enquired why the issue of the pre-school on Starboard Drive had been dropped by the board. She was concerned that its existence would set a precedent for other businesses to pop up in the neighbourhood. A paragraph of the minutes of the last AGM was re-read stating that the matter was no longer in discussion after some improvement in the parking situation was seen. Hameed Ali explained that no legal action had ever been taken since the owner refused to engage in discussions and was one of the five non-payers in WKL. Sharon Christopher agreed that an increase in businesses in the area could cause a devaluation of residential properties. Gregory Stone also mentioned another resident on Starboard Drive, who cooked commercially, disposed of the cooking grease in the drains which was both a health and fire hazard. This owner was also one of the habitual non-payers and refused to engage in discussions.

4. Adoption of Financial Report 2020

It was stated that all financial statements for WKL could be found on the Westmoorings-by-Sea website.

Adoption of the financial report for 2020 was moved by Sharon Christopher and seconded by Alice Borrell.

5. Appointment of auditors

Hameed Ali thanked Sunil Moonsammy and his company for their excellent services over the years. It was unanimously agreed to retain the services of R.S. Baboolal & Company as auditors.

6. Nominations and Elections of new Board of Directors 2021-2022

Sharon Christopher made a special plea to those owners who had not served on the board before to offer their services for the coming term. She said that the future presented some difficulty with the continuing Covid19 pandemic, global warming, crime, etc. Gregory Stone floated the idea of bringing a non-owner to serve on the board in light of the large number of renters especially on Starboard Drive. This idea was not supported by the meeting, though it was suggested that these residents could serve in supporting roles, as secretary or treasurer, but not as directors. Sharon Christopher stated that the by-laws did not allow for non-owners to act as directors, as owners were members of WKL with a vested interest in the long-term



development of the area. Hameed Ali thanked the outgoing board of only three members who had pulled off the job under trying circumstances.

The following owners offered their services for the coming term:

Hameed Ali, who would be the liaison from the outgoing board

Alice Borrell

Gregory Stone

Alena Marajh

Kelly Sylvester

It was confirmed that only one member of a household could be a director and vote at a board meeting. It was agreed that a meeting of the new board would be held as soon as possible to assign roles. Appreciation was expressed for the work of the outgoing board.

7. Any other business

No matters were raised under this agenda item.

The meeting was brought to a close at 11.15 a.m.