



ANNEXURE A

Decisions for AGM on the 20th December 2019

5.5.5 Decisions as a part of the market value work: We propose certain decisions to allow Homeowners to determine the direction of the Market Value improvement:

- A.** In addition to the closed Facebook members group for Springerbaai residents, we propose to have an OPEN Facebook page for promotion of Springerbaai and surrounds, monitored and maintained by the Estate Manager and Communications Trustee.
- B.** We would like to propose to open an Instagram account for sharing of photos of events and scenery of the estate and surrounds.
- C.** To compile a YouTube video of the Estate to be made available, in order to give prospective visitors a sense of Springerbaai and surrounds.
- D.** We propose for approval that Springerbaai Estate should be able to promote itself through articles in selected magazines that support our ethos and environment.
- E.** Propose to further improve the Estate's image and offering to Home Owners by considering further paths, trails, bird watching areas and improving current fire escape road. Total of R15 000.

5.6.5 Decisions Required from Home Owners regarding Infrastructure:

A. ROADS: New Road Maintenance Contract:

We therefore recommend to the AGM for approval of LNJ Civil Contractors for the new 4-year Road Maintenance Contract (as per information provided in the Annual Report, the tender submitted) as from the 1st April 2020 to 31st March 2024.

B. MAINTENANCE & ASSETS:

We submit for approval that replacement of the fence on the Nautilus East boundary takes place over 3 years starting in 2021. That funds of approximately R100 000 per annum (inflation included) as budgeted for the replacement of 1.2 km per annum is approved for the next 3 years. No work on Electric fence will take place.



5.7.4 Decisions Required from Home Owners regarding Risk Management:

(One vote for any of the 4 options)

A. **WATER RETICULATION:**

The Trustees decided to table the following **FOUR OPTIONS** for a decision by the homeowners at the AGM:

Option 1: Agree that the design standards as specified in the Red Book are acceptable for Springerbaai.

Accept the lowest quotation received from Langeberg Construction in the amount of R234 405 (incl VAT) for the installation of a 110 mm diameter pipeline linking the existing fire hydrants in Skilpadplaas to the high-level pressure zone in Melkhouthoek.

After completion of the work, flow and pressure readings will again be carried out at the affected fire hydrants and the results communicated to the homeowners. That the AGM in this instance confirm that no additional work is required from the Trustees to ensure water flow and pressures are improved but that the water pressures as measured should be maintained.

Option 2: Agree to accept the design standards specified in SANS 10400-T and appoint a suitably qualified and experienced professional with the following clear instruction:

Part A - Determine what would be done to improve the water pressure and flow that does not meet the standards. As alternative determine the cost of introducing a booster pump to the existing network. Allowances will have to be made to ensure that the internal reticulation of existing homes are adequately safeguarded against the effect of pressure spikes, also known as a water hammer, when the pump is switched on and off.

The cost of this option will have to include for all the required controls, valves, electrical switchgear, pressure reducing valves, etc. Consideration must be given to ensure that the pump is accessible, secure and easy to maintain.

The cost estimate must include the projected maintenance and replacement costs of the pump and its parts for the next 5 years.

Or alternative e.g.: an elevated reservoir to be considered and costed.

Part B - Design and prepare a cost estimate for a network where the fire mains /hydrants water supply is separated from the reticulation for normal domestic use. In this instance a booster pump or other measures will probably still be required to



ensure adequate flow and pressure readings on the dedicated fire main are maintained.

The cost estimate should make allowance to carry out the required field tests to confirm that the flow and pressure readings at the existing fire hydrants conform to the requirements of SANS 10400 T.

This option must make provision that the installation can be done in a phased approach within a reasonable time frame of 3 to 5 years.

An amount of R 65 000 to be approved to be spent on professional fees if Option 2 is approved by the AGM.

Option 3: Agree to accept both options 1 & 2 without selecting which standards are acceptable but require the following:

- 1) Pipe to be extended to Skilpadplaas (per option 1)
AND
- 2) To approve the Consulting fees for investigation work and scoping and costing of various options (per option 2).

Option 4: Agree to not continue any of the abovementioned work and options.

B. BOREHOLES:

We recommend approval to drill strategic boreholes for potentially filling of 2 existing dams, irrigation and for storage of water for firefighting purposes. We provisionally obtained tenders for boreholes at various depths in the vicinity of Uitkyk and Blue Crane dam. TOTAL proposed budget R 130 000.

5.8.4 Decision required from Home Owners regarding Security:

- A. We propose to allow registered Security Companies appointed/contracted by Homeowners to enter Springerbaai Estate on their own accord (with dedicated tag), to attend to incidents and alarm signals. The vehicles and staff of a registered Security company will be subject to strict and adequate monitoring. Currently the only registered Security Company is Suiderkruis Security.

The purpose of monitoring the armed response staff / vehicles is to ensure that the security company, which will be required to have tracking devices fitted on their vehicles, provide Springerbaai Security with a weekly schedule of all their call-outs to the Estate after hours and on weekends. This will apply to every registered Security Company operating on the Estate.



The use of tracking devices enables us to identify and pinpoint their whereabouts during armed response call outs. In addition, a report will be requested weekly from the Security companies to confirm the reason for their trips to the estate after business hours.

5.9.4 Decisions required from Home Owners regarding Environment:

- A.** We propose to continue with the controlled ecological Renosterveld and grazing veld burns as per approval from 2018 AGM. (Annexure A.A).
- B.** We propose to continue clearing suurvy (as per attached map, Annexure A.B) and to sow suitable, select grass seeds in areas where suurvy has been cleared & the acidic soil has been neutralized.
- C.** We propose to continue creating more seclusion plots in grazing areas and planting bigger trees, starting at the bird hide dam.

5.9.5 Decisions required from Home Owners regarding Game Management:

- A.** We propose to re-approval the Game Management Proposal for 2020 (Annexure A.C).

5.10.4 Decisions required from Home Owners for Building & Aesthetics:

- A.** Approval to investigate the introduction of synthetic thatch is sought. The BAC will then carry out a comprehensive investigation on the suitability of this product, including inspecting similar existing installations. Should the BAC research find the product acceptable for Springerbaai, it will then be presented to Homeowners for approval at the next 2020 AGM.

B. WIND GENERATION:

Approval to procure & erect a vertical axis wind turbine for a maximum cost of R55,000.00, to be installed in a suitable location near houses. This unit will be used to monitor power generation, noise levels & to assess its aesthetic impact and any harm it may cause to birds & bats.

The Prototype will be erected as follows:

1. At Mareo Bekker's House #15;
2. To a maximum height 3.5m above ground;



3. Maximum measurements of the actual turbine: 2m in diameter x 2.5m. The final model type will be determined after the research has been completed.

5.11.10 Decisions required from Home Owners on Finances:

- A.** That the 2019 Annual Financial Statements be approved - Annexure B.
- B.** We propose Approval of Budget 2020 – 12-month budget as mentioned below but with the understanding that Trustees have R150 000 discretionary power to allocate funds within budget lines or new items subject to them not exceeding the overall budget for the year.
- C.** We propose for approval a 2% increase on levies which translates to R 400 per annum thus taking our levies to R 19640 per erf which includes R 240 Ombud's contribution and which aligns with the budget above.
- D.** Re-appoint C Bredekamp (FinCam) as the Independent Accountant for the 2019 financial year.
- E.** Principal propose to approve the indicative 5year-plan.
- F.** We propose the approval of the transfer of R100 000 to the Contingency Reserve Fund.