

SPRINGERBAAI HOMEOWNERS' ASSOCIATION

MINUTES OF ANNUAL GENERAL MEETING HELD AT VLEESBAAI CHURCH HALL VENUE 20 DECEMBER 2021 AT 12H00

1. OPENING AND WELCOME

The Chairperson, Fanus le Roux, welcomed everyone to the Annual General Meeting of the Homeowners' Association for 2021.

2. ATTENDANCE:

PRESENT:

<u>MEMBER</u>	<u>VOTES</u>	<u>MEMBER</u>	<u>VOTES</u>
Fanus le Roux (Chairperson)	2	Concha Shawe	
Christel le Roux		Cronje Shawe	1
Wynand Pretorius	1	Ruben Opperman	1
Christo Kloppers	1	Martie Botha	
Jan Venter	1	Piet Botha	1
Ian Grobler	1	Peter Balt	1
Philip de Vaal	1	Michelle Williams	1
Malcolm Ross-Watt	1	Vishwas Satgar	
Jan Janse van Rensburg	1	Pierre van den Berg	1
Gawie de Beer	2	Mareo Bekker	1
Manie van Rensburg	1	Lizel Bekker	1
Reuben Aldum	2	Sias Conradie	1
Derrick van Staden	1	Sylvia van Staden	
Bryan Willingale	1	Sylvia Willingale	
Harry Graf	1	Marianne Graf	1
Ian Duraan	1	Talitha Venter	
Hanli Duraan		Jade Badenhorst	
Pierre Geldenhuys	1		
Pedro Vaquerizo Sainz			
<u>APOLOGIES:</u>		<u>APOLOGIES:</u>	
Ashley Lattimer		Isabel Heyns	
Sonja & Roel Bouwkamp		Christelle Ferreira	
Heidi Human		Gerald Human	
Rob & Marille Bass		Rinette Conradie	

<u>PROXIES</u>		<u>PROXIES</u>	
Coventree Trust / G Rohde	2	Hermine Malan & Mark Waberski	1
Peter Emmanuel	1	Nellene Financials	1
Thomas & Yvette Walters	1	Rodney Teasdale	1
Roger Davidson	1	Ruth & Paul Mills	3
Charl & Elsemarie van der Walt	1	Mark Rosenbaum	1
Christina Owen-Hamman	1	Richard & Barbara Williams	1
Willem van Zyl	1	June Cox	1
Carel Gooden Family Trust	1	Rachel Jones & Ilona Roodt	1
Erhardt Burger	1	Herman van Vuuren	1
Stephan Burger	1	Richard & Alexandra Arendse	1
Engelbrecht Family Trust	2	Theuns Eloff	1
Kathryn Lochner	1	Nicolaas Olivier & Mariana Voigt	2
Des & June Doyle	1	Andre Els & Kelly Hoots	1
Magdalena van Zijl	1	Benjamin & Christina Vivier	1
Richard van Schalkwyk	1	Jannie & Nadia Slabbert	1
Charl Roos	1	Hester Wandrag	1
N & J Fick	1	Jumar - Juan van Huyssteen	1
Christiaan Maritz	1	Herman & Liz Pieterse	1
Deon Holtzhausen	1		

The Chairperson welcomed and thanked members present for attending.

All decisions will be made on a voting paper and each member and members with proxies will receive a form indicating the decisions to be voted on. The votes will then be recorded by TV on an Excel spreadsheet.

The Estate Manager ("TV") confirmed that all members received timeous notice of the meeting, the agenda as well as the written Report and Annexures from the Trustees. The intention is to not make new decisions or materially different than those circulated.

The notice of the meeting was taken as read.

A quorum was present with 71/117-member participation.

The Chairperson declared the meeting properly constituted.

3. DETERMINATION OF AGENDA

The agenda was accepted.

4. MINUTES OF ANNUAL GENERAL MEETING OF 21 DECEMBER 2020

The minutes of meeting of 21 December 2020 were taken as read and **APPROVED**.

5. REPORT BY CHAIRPERSON AND TRUSTEES

5.1 OVERVIEW BY THE CHAIRPERSON FOR THE PAST YEAR FANUS LE ROUX

The Chairperson thanked the Board of Trustees, Management, and the team for their hard work. He also thanked members for their participation, their emails, and contributions.

All emails are discussed and considered by the Trustees.

He personally thanked the Estate Manager Talitha, Jade and the team for their loyalty and dedication and a job well done especially with the Covid-19 challenges.

A special thank you to the BAC members Mark, Kathy and Des for their constant time and commitment in reviewing new plans as well as inspecting building sites to ensure compliance of our Building and Aesthetic regulations. Their efforts are highly appreciated.

The Chairman personally thanked his fellow Trustees for the very time-consuming work and the respectful, patient, and positive way that they cooperated during the year. Unfortunately, Des Doyle was taken ill and hospitalised in June due to Covid-19. Des resigned in October suffering from severe long Covid symptoms. He wished him a speedy recovery and thank him for his valid contribution over the past 18 months.

The Chairman reminded members of Springerbaai' vision.

Vision that underpins the proposed 2022 Springerbaai Budget:

The vision of Springerbaai is to sustain a secure and protected estate for peaceful, healthy, and safe co-existence of human, animal, and nature by living in a harmonious environment where the needs of each are balanced.

The vision supports the unique Ethos of Springerbaai by conserving indigenous fauna and flora, maintaining the aesthetic architecture, using friendly, sustainable energy sources, and limiting disturbance to the natural environment whilst allowing for enjoyment of the property by the owners and thus appreciation of their investment.

There has been a significant increase in building activities this year, the BAC has reviewed twenty-three new plans in 2021, and a total of twenty-four properties have changed ownership.

The borehole has been drilled and was reported in the newsletters, the quantity and quality were not as we expected.

Ian Grobler has done significant work on the roads and due to the rain numerous potholes had to be repaired. Re-graveling and scraping has been done.

The boardwalks have been repaired and replaced. New signage has been added due to the increase in traffic. A 3-way stop sign was added.

The new deck in Aalwynhoek (phase 1) was added in April and we would like to thank Keith and

Michelle Lilley for their donation.

We had a successful game culling; the following was removed: twelve springbok and eight bontebok. We had a growth of twenty-nine springbok, twelve bontebok and one zebra.

We had good rain in 2021. The Rhenosterveld could not be burnt due to the winds and the rain. The brush at the construction camp was burnt, this consists of all the brush from clearing rooikrantz or owners clearing their properties from dry brush.

A sad view is the amount of pollution washing out from the sea, the staff cleans the beach every Friday and thanks to the owners that help cleaning the beaches when they go for walks.

The following matters will be receiving attention in 2022:

- The ongoing revision of policy and procedure documents.
- The Investigation into storage facilities for owners.
- Investigation of participating or an application with Cape Nature to get Springerbaai involved as part of a nature reserve.

5.2. GENERAL MANAGEMENT, REVAG AND FMHC

FANUS LE ROUX

- The Management plan was finalized and approved. This will be reviewed at the beginning of every year.
- A POPI Policy document was completed and implemented.
- No significant matters to report from REVAG activities other than close monitoring of any developments on PetroSA or new potential developments that could potentially affect the greater Vleesbaai area. REVAG is closely monitoring all activities in the Bay.

Key initiatives for 2022:

- Apart from the normal ongoing repair and maintenance work, we propose:
 - a) to complete the infrastructure to get the borehole fully operational,
 - b) to start replacing part the Nautilus fence – 2km, the remainder of the fence will be budgeted for in 2023.
 - c) the implementation a few smaller projects, a toilet at the bird hide and the acquisition of new scooter and expanding game diversity
- Owner survey to establish potential needs.
- Investigate storage facilities if required.
- Tackle suurv removal more aggressively. The gropper will be used and the casuals will do the follow up behind the gropper.
- The Financial year ended on 30 September 2021 with a surplus of R299,000 of income over expenses and a cash surplus of R272,000, despite the emergency repair costs and additional expenditure on the drilling of the borehole.

No questions arose from the overview from the Chairman.

5.3. HUMAN RESOURCES

WYNAND PRETORIUS

Wynand presented his section as per Annual report on Human resources.

No questions arose from the human resources presentation.

5.4 LEGAL:

WYNAND PRETORIUS

Wynand presented his section as per Annual report on legal matters.

Wynand reminded owners about the Constitution and Architectural regulations that each member is required to sign for and accept when a property is purchased.

No questions arose from the legal presentation.

5.5 COMMUNICATION & MARKET VALUE:

REUBEN ALDUM

Reuben presented his section as per Annual report on communication & market value.

Reuben requested that if a member does not receive the WhatsApp's from Talitha to please contact her.

Reuben explained that he obtained information from various companies regarding optic fibre, and they stated that the demand in the area is too low to install fibre in the area from Nautilus – Vleesbaai.

Website and procedures will be updated continuously. To improve communication with Trustees and Management a survey platform will be implemented, and all the relevant questions will be listed, whether it is compliments or complaints. This will assist in increased transparency.

Questions / comments:

A question arose on the minimum numbers required by the fibre company to make it viable for them. They indicated that 117 houses were not enough.

5.6 INFRASTRUCTURE

IAN GROBLER

Ian presented his section as per Annual report on Infrastructure.

Ian stated that the borehole will be in action and operating by the beginning of 2022.

A hut was erected where the pump was installed for protection and for a toilet to be installed.

Questions:

Fence:

A member wanted to know if the neighbours might contribute to the costs of the fence replacements, Talitha explained that in previous years she contacted the neighbours to contribute, and they were not interested. Talitha will contact the neighbour and try again.

Rental of properties:

How does the properties that are rented to third parties affect the Springerbaai roads and

infrastructure?

Ian explained that members are allowed to stay all year round, and that rentals do generate a certain amount of traffic. The Trustees will have a look and review the current policy document. The member requested that it be investigated.

Wind turbine:

A question was asked what the wind turbine was required for, Ian explained that this was brought up at a previous AGM and was investigated but not found viable.

Dams:

The lack of water in the bird hide dam was discussed. Ian explained that there is no proper catchment area and we have tried to augment it with contours. Jade explained that the soil at the bird hide dam is very sandy with mole holes. The water runs into the sandy soil before it reaches the dam. All the dams have been lined with clay.

Bore hole:

A member requested to please try and camouflage the hut. Ian stated that it will be camouflaged.

5.7 RISK MANAGEMENT

FANUS LE ROUX

Fanus presented his section as per Annual report on Risk Management.

Homeowners must please comply with the SANS 10087/1-2013 gas installations.

Questions:

A member wanted to know how many houses have burnt down in the area in the past 25 years and as far as he is aware none.

A member wanted to know if there are substantial benefits for the Estate to be part of a Nature Conservancy. Fanus explained that currently there aren't many options available, if you register as a Nature Conservancy then the estate must have public access which obviously, we do not want. The other option is to have a custodianship arrangement.

5.8 SECURITY

REUBEN ALDUM

Reuben presented his section as per Annual report on Security.

Members must please ensure that the people work for them have security clearance.

No questions arose from the presentation.

5.9 ENVIRONMENT AND GAME

RUBEN OPPERMAN

GAME:

Ruben presented his section as per Annual report on Game & Environment.

Comments / Questions:

A member is concerned regarding the carrying capacity of the veld and will some of the other

game be culled / removed? Ruben stated that culling of the current game will have to take place before the introduction of the rooihartbees. They are browsers and grazers.

A member stated that there are +/-45 bontebok will they be culled before introduction. Ruben explained they will have a look at the female ratio and will have to remove some of the bontebok, but the number will be decided in 2022.

A member requested the report from Matthew Kingma from NMMU as per annual report, Jade explained that the report is not available his professor need to evaluate his report first.

The member is concerned that we are embarking on a new venture with another type of animal without knowing the impact that the new specie will have on the grazing and on the current herds.

Ruben stated he does not think it will have a negative impact on the other herds.

A member would like to have base line (ecological profile) of all the smaller insects, birds, and plants. Jade explained that he will embark on this project with the Fransmanshoek Conservancy and all photos are welcome and he is looking into a digital herbarium.

Decision required from Homeowners for Game:

Members voted on the introduction of rooihartbees **DECISION APPROVED (48 yes/23 no)**

5.10 BUILDING AND AESTHETICS:

FANUS LE ROUX

Fanus presented his section as per Annual report on Security.

Decisions required from Homeowners for Building & Aesthetics:

A. ALTERNATIVE ROOF OPTIONS: INVESTIGATE

Approval required for the following:

1. Do you approve that slate should be allowed as an alternative roof option on Springerbaai?

DECISION NOT APPROVED (18 yes/53 no)

2. Do you approve that the BAC does a fully motivated investigation on the viability of a slate roof option and make a recommendation to enable owners to make an informed decision at the next AGM? Yes/No **DECISION NOT APPROVED (28 yes/43 no)**

5.11 FINANCES:

WYNAND PRETORIUS

Wynand presented his section as per Annual report on Finances.

No questions arose from the finance presentation.

Decisions required from Homeowners on Finances:

A. That the 2021 Annual Financial Statements be approved. **DECISION APPROVED (71/0)**

B. We propose Approval of Budget 2022 – 12-month budget as mentioned below but with

the understanding that Trustees have R200 000 discretionary power to allocate funds within budget lines or added items subject to them not exceeding the overall budget for the year. **DECISION APPROVED (71/0)**

C. We propose for approval a 4% increase on levies for 2022. The levies will remain R 20 625 per erf which includes R 240 Ombud's contribution, and which aligns with the budget above.

DECISION APPROVED (71/0)

D. We propose to transfer R 100 000 to the contingency fund (Liquidity plus account) for the depositor plus (money market) account. **DECISION APPROVED (70/1)**

E. Re-appoint C Bredekamp (FinCam) as the Independent Accountant for the 2022 financial year. **DECISION APPROVED (71/0)**

5.12 ELECTION OF MEMBER TRUSTEES FOR 2022

Number of Trustees - six (min 5)

CLAUSE FROM THE CONSTITUTION:

21. There shall be a Board of TRUSTEES of the ASSOCIATION which shall consist of not less than 3 (THREE) and not more than 6 (SIX) persons, the exact number to be determined from time to time at the Annual General Meeting of the ASSOCIATION.

22. A TRUSTEE shall be an individual who is also a MEMBER of the ASSOCIATION.

The following members were elected as Trustees:

1. Fanus le Roux
2. Ian Grobler
3. Wynand Pretorius
4. Ruben Opperman
5. Reuben Aldum
6. Charl van der Walt

5.13 CLOSING OF MEETING

There being no further matters to discuss, the Chairperson declared the meeting closed.

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CHAIRPERSON

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DATE