

SPRINGERBAAI HOMEOWNERS' ASSOCIATION

MINUTES OF ANNUAL GENERAL MEETING HELD AT BOGGOMSBAAI COMMUNITY HALL VENUE 20 DECEMBER 2023 AT 10H00

1. OPENING AND WELCOME

The Chairperson, Wynand Pretorius, welcomed everyone to the Annual General Meeting of the Homeowners' Association for 2023.

2. ATTENDANCE:

PRESENT:

<u>MEMBER</u>	<u>VOTES</u>	<u>MEMBER</u>	<u>VOTES</u>
Wynand Pretorius (Chairperson)	1	Ian Grobler	1
Des Doyle	1	Hester Wandrag	1
Concha Shawe (Vice-Chair)	1	Harry Graf	1
Wim van Zyl	1	Marianne Graf	1
Charl van der Walt	1	Juan van Huysteen	1
Ruben Opperman	1	Bennie Vivier	1
Manie Wandrag		Amanda van Huysteen	
Isabel Heyns	1	Philip de Vaal	1
Mareo Bekker	1	Ruth Mills	3
Cristina Groenewald	1	Sylvia van Staden	1
Derik Strydom	2	Rodney Teasdale	1
Rinette Conradie	1	Jan Janse van Rensburg	1
Martin Lewis	1	Jan Venter	1
Emma Riddell	1	Mathew Kretzman	1
Martie Botha	1	Louisa van Rensburg	
Roger Davidson	1	Arthur Kretzman	
Cronje Shawe		Chris Bredekamp (Auditor)	
Hetta Naude		Talitha Orban-Venter	
Hugo Naude	1	Jade Badenhorst	
Lukas Wentzel	1		
Sias Conradie	1		
Pierre Geldenhuys	1		
Pedro Sainz			
Lizel Bekker	1		
Rosanne Howarth	1		
Pierre van der Berg	1		

<u>APOLOGIES:</u>		<u>APOLOGIES:</u>	
Sonja & Roel Bouwkamp		Stuart Cox	
Thinus Jacobsz		Richard & Pinky van Schalkwyk	
Martin & Annemei Olivier		Kobus Markgraaff	
Judith Jordaan		Mada & Wilhelm van Zijl	
<u>PROXIES</u>		<u>PROXIES</u>	
Christo & Sulize Kloppers	1	Karien Basson	1
Petro Rautenbach	1	Judith Jordaan	1
Hercules Weyers	1	Nico Olivier & Mariana Voigt	2
Andre Els & Kelly Hoots	1	Peter Emmanuel	1
Jonathan Horrell	1	Manie Janse van Rensburg	1
Deon Holtzhausen	1	Beate Knechtel	1
Charl & Myrtle Roos	1	Richard & Pinky van Schalkwyk	1
Richard & Alexandra Arends	1	Suzette Loubser	1
Erhardt Burger	1	Kathy Lochner	1
Greg Benn	1	Gawie de Beer	2
AL Carleo-Novello	1	Andre Nel	1
Bryan & Sylvia Willingale	1	Mark Rosenbaum	1
Herman & Liz Pieterse	1	Joan Arnestad	1
Theuns & Suzette Eloff	1	Stuart Cox	1
Chris & Henriette Maritz	1	Pieter & Tertia Balt	2
Thomas & Yvette Walters	1	Michelle Williams & Vishwas Satgar	1
Ian Duraan	1	Christina J Owen-Hamman	1
Richard Williams	1	Pieter & Colette Conradie	1
Johann Els	1	Andre Schoeman	1
Willi Hollenstein	1	Anne-Marie & Neels Goosen	1
Rob Bass	1	Judith Jordaan	1
Anne & Richard Oosterhuis	1	Stephan & Yvette Burger	1
Elmarè Goosen	1		

The Chairperson welcomed and thanked members present for attending and all the proxies received.

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. Most of the members sending proxies completed their vote before the meeting. The votes will then be recorded by TV on an Excel spreadsheet and decisions will be sent out a day after the meeting.

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 85/117-member participation.

The Chairperson declared the meeting properly constituted.

3. DETERMINATION OF AGENDA

The agenda was accepted.

Matter arising regarding the change of the constitution, will be discussed in during the power point presentation.

4. MINUTES OF ANNUAL GENERAL MEETING OF 20 DECEMBER 2022

The minutes of meeting of 20 December 2022 were taken as read and **APPROVED**.

5. REPORT BY CHAIRPERSON AND TRUSTEES

5.1 OVERVIEW BY THE CHAIRPERSON FOR THE PAST YEAR WYNAND PRETORIUS

The Chairperson stated that each Trustee will not go through each point of their report but will only give an overview it was clearly written in the annual report. If there are any questions, it will be addressed directly to the relevant Trustee. Highlights of 2023 and will be addressed under each Trustees portfolio.

The Chairperson addressed the Human Resources, Finances, and nomination of Trustees and to focus mostly on the projects going forward. The Chairman explained that the is a major concern for day zero within the next 10 years. Mareo gave good insights to the Trustees regarding the projects that should be focussed on for the next few years:

- 1) The security is a main concern, an increase in crime in the area.
- 2) Fire Risk due to climate change and increase in uncontrolled fires.
- 3) and the sustainability specific focus on water. The climate change summit they are predicting between Cape Town and East London there will be severe droughts and a possibility of day zero especially in Municipal areas where water is not controlled and managed. Cholera outbreak that causes severe problems.

The Trustees have started accessing the major risks for Springerbaai:

- Perimeter
- Access control
- Fire Risk
- Patrols at night – currently done by a Springerbaai staff member.
- Emergency incidents what can an owner do.
- Reduce the fire risk, for example synthetic thatch was proposed to be voted on, and in 2022 the

tiles were proposed.

- Sustainability of our water. Install water tanks at your home.
- Alternative energy.
- The nursery and the uses for the nursery.

The Chairman stated that the first point to be voted on is the changes to the Constitution, the Trustee nomination and election. The changes were made to the Constitution in 2017, and he explained the reasoning behind the changes to the Constitution is solely due to the following challenges experienced since 2017:

- availability of the members wanting to stand as a Trustee;
- having the necessary expertise;
- having the time to spend on Springerbaai;
- and to ensure that there is continuity for each portfolio and the future projects.

The Chairman explained the expertise that the current Trustees have and the amazing work they are doing for Springerbaai. A question arose, the reasoning behind the extra Trustee, the Chairman explained that when they have 7 Trustees the workload can be divided due to the workload of some of the portfolios.

The Chairman stated that he is going to hand over to Chris Bredekamp the Springerbaai auditor to address any questions on the financial statements and to explain in more detail that the common area, and the game over and above your stand has increased in value. The Chairman stated that the contingency fund has been invested in the bank and the funds draw interest and how is the interest being handled not to be taxed on it.

The Chairperson thanked the owners that clean the beaches and participate in Arbor Day to help keep our estate and beaches clean and neat.

A special thank you for our Estate manager, Talitha, Jade and the team for their loyalty and ongoing hard work and commitment.

A special thank you to the BAC members, for their time, effort, and commitment in reviewing plans as well as inspecting building sites to ensure compliance of our Building and Aesthetics.

And finally, I want to thank my fellow Trustees for the very time-consuming hard work, their continuous support and co-operation during the year.

5.2. FINANCIAL REPORT

WYNAND PRETORIUS

5.2.1 ANNUAL FINANCIAL STATEMENTS:

The Chairman introduced Chris Bredekamp the auditor if any questions arise on the audited statements.

Chris explained that Springerbaai is in a breakeven situation. He discussed the financial statements. There is neither a loss nor a profit. The Association is exempt from income tax due to the fact that is registered as a nonprofit organization with the Receiver of revenue under Section 10E. Most of the expenses are capitalized due to the fact that they are improvements. You have undivided equity in the improvement on the estate which is approx. R 6.2 million divided by 117 erven. When you sell your property there is a capital gains tax implication, the base cost that can be used to calculate the capital gain can be reduced by your stake in the communal property. Springerbaai is exempt from income tax except for investment income, all the surplus cash that needs to be there as a contingency fund, bank interest is received, the Receiver of revenue wants to tax this. The investment interest falls outside the of the tax exemption. As a nonprofit organisation you are not allowed to earn investment income. HOA will be assessed at approx. R 80 000 per annum, arrangements can be made legally by removing the interest into a separate entity, for example to game or the upkeep of the roads, to fund this entity with the interest received from the investment account. Another option is that some of the levy that the owner must pay is a loan to the Association and the Association will pay its owner interest on the loan, so the interest deduction will neutralize the interest income therefore there will be no interest income, but on the small portion of interest that you as the owner earn you will be liable for the tax. At this stage it is not a big issue. The earmarked funds, like the contingency fund and REVAG funds interest is capitalised against the fund it does not go through the income statement. The Trustees need to look at the options.

Questions:

What will the total amount of tax be for the year? Chris stated that the Association hasn't been assessed yet, but it should be approx. R 39 000. Need to keep an eye on the investment interest for the future. He explained to remove the game, for example, out of the Association and place it in a separate entity and use the interest to fund the expenses of the game.

The contingency fund is approx. R 1 million and the annual repairs and maintenance is currently R 1.5 million, the Association doesn't have enough to cover costs for 1 year.

An owner explained that the contingency fund was initially created for adverse weather or severe damage. The Trustee responsible for the fund should assess what can be expected in a severe storm with the insurance money and the fund shouldn't grow this much. The funds should be used on cost for example fencing etc.

What is the release period for the funds? The Chairman stated that it is immediately available.

It was proposed that the Trustee should assess what is needed in the contingency fund and if there are

capital expenditure needed to take it from the contingency fund instead of raising a special levy. The Chairman thanked Chris for his time on the financial statements and to join the meeting.

5.2.2 PROPOSED BUDGET:

The Chairman explained as per the annual report on the following reasons for the budget increases:

Human resources:

He explained that the HR increase was due to the casuals have been working for almost a year and according to labour law they are deemed permanent, they have been appointed as permanent and have increased the number of casuals to manage the suurv.

Thank you to all owners for the contributions to Siya's house and a year ago it was Matomane's house, this is much appreciated.

The company servicing the extinguishers and hydrants have donated to each permanent worker a smoke alarm and a fire extinguisher.

Paternity leave was added of 10 days unpaid to all permanent staff's contracts. A member stated that it has been approved that a father may take 4 months unpaid leave.

The next vote is for the long service award policy. This is for employees that have been a dedicated service for 20 and 25 years. No provisions are made for the staff of Springerbaai for any medical aid or pension fund. The bonus for 20 years is equal to 1 months' salary and 25 years is equal to 1.5 months' salary.

Supplementary fee for holiday homes – Discussion:

The Chaiman continued to explain the vote for extra rental on an official platform, that for example when the guests leave the estate on Wednesday and they place the refuse outside and the staff need to collect the refuse outside of the Tuesday and Friday time, this is besides the phone calls regarding the office gate or keys not arranged to be placed in the safe and phone calls for boardwalk gates of explain how to get to the property.

Question / comment / suggestion: An owner raised concern that he is worried that if this levy is approved that the owners renting their properties now have the right to use the staff for their extra levy, he feels that a penalty system should be implemented rather than the extra levy, he doesn't want the owners to be deterred from renting out their homes he feels it occupied house is better than an empty house. Another owner explained that few years ago it was decided that if Talitha / jade is contacted afterhours that a penalty of R 350 was charged to the owner. This must be enforced.

A member stated that there should be a levy as proposed and a penalty this will ensure that the owners inform their guests properly. He stated that the R 1961 is not significant compared to the price they charge to rent their house. He states that the cleaning company enters the estate numerous times to

come and clean before the guests arrive.

An owner disagrees with this proposed levy because she feels the owners renting then the owners building should be penalised for damaging the roads and the speeding. She agrees that an owner contacting the staff should be penalised otherwise the company managing the Lekker Slaap or AirB&B should be penalised, but not 1-month extra levy if the levies have already gone up 7%.

Proposal that a fee must be charged for example like car rentals and if everything is satisfactory then the fee can be refunded.

An owner feels strongly that additional compensation should be paid if you are making money out of your home, he stated in the beginning you weren't allowed to rent out your property, he still feels it is a major security risk.

An owner feels that the extra costs should be linked, the Chairman explained it is mainly for staff, fuel and infrastructure.

An owner feels that if there is refuse, they must have a proper bin and that the refuse must be placed in it until refuse collection, and she feels that whoever oversees renting out the house should be the responsible person to be contacted for any questions or queries. If this is not abided by the owner renting the property should be penalised.

The owner stated if you rent out your property this creates more traffic, risks and he stated that he knows for sure that agents renting out the properties on behalf of the owner does not give the renters the necessary information not even the codes and they do not their work.

The Chairman closed this matter and stated if the vote is no for the extra levy, then a penalty system will be implemented to cover the costs.

5.2.3 Decisions required from Homeowners on Finances:

- A.** That the 2023 Annual Financial Statements be approved. **DECISION APPROVED (85/0)**
- B.** Approval of Budget 2024 – as per Annexure in the annual report 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 (84/1)**
- C.** Approval for a 7% increase of levies for 2024. The levies will be R 23 540 per erf which includes R 240 Ombud's contribution. **DECISION APPROVED (82/3)**
- D.** Re-appoint C Bredekamp (of FinCam) as the Independent Accountant for the 2024 financial year. **DECISION APPROVED (84/1)**
- E.** Approve long service award policy. **DECISION APPROVED (81/3)**
- F.** Add a supplementary fee of one month's levy (R 1961) top the annual levy, for homeowners who rent out their houses on a designated platform throughout the year. **DECISION APPROVED (61/22)**

5.3. INFRASTRUCTURE

CHARL VAN DER WALT

Charl presented sections on his Annual report on infrastructure.

Charl stated that attention will be given on a master plan of all the risks on Springerbaai.

Projects for infrastructure for 2024:

- Independent fire risk assessment,
- The Bird hide dam back section to be sealed to minimise water losses,
- To relay borehole water to blue crane dam,
- Ship and spray for the tar sections from the mole barrier will be done,
- Water supply master plan,
- Fence sections will be replaced.

Questions arose from the infrastructure portfolio regarding the decision:

Question arose regarding the cost of making the borehole water potable instead of desalination, Charl stated it could be approximately R 12 per kl.

An owner is very concerned regarding the speeding of the owners / members / guests not only contractors, but he also proposes that a flashing camera to be investigated to be purchased, proposes a fine even if it is a contractor, the owner stays responsible. This was discussed and numerous comments were raised regarding the pros and cons of the cameras.

An owner proposes to use the extra interest of approx. R 80 000 from the investment accounts to ensure that Springerbaai becomes completely self-sufficient.

A word of caution was raised to obtain a water licence is very expensive and do have a desalination plant will have intensive EIA's.

The owner thanked Charl for his work and dedication on the infrastructure.

5.4. LEGAL & INSURANCE

WIM VAN ZYL

Wim discussed his concern that members must ensure that the wording is understood under each members policy, most of the insurance companies enforce the policy holder to clear the property around the house from 5-25 meters. Some of the insurance companies has waived the requirement but has added an approx. 15% excess.

Members must ensure that the necessary fire extinguishers, fire blankets, hose reels, smoke detectors etc are in working order.

The liability cover most of the insurance companies state that if the fire starts at your home and spreads to another property/ies then you will not be covered by your public liability policy, renting out your property it makes it more difficult to manage the risk, you will not be covered, you need to manage the risk.

Only Discovery that states that they will allow up to 1.6m to be cleared around your property, but Wim explains that it doesn't mean you have to pave 1.6m you still need to abide by the estate's regulations, by planting fire retardant vegetation, remove the dry bush around your house.

It is important that every knows how to use the extinguisher. Make sure you have spark arrestors and make sure it is cleaned regularly and keep photos of your arrestors as proof.

No requirement for lightning, but the following fire rules apply:

- 2 x 1kg DCP dry chemical power fire extinguishers must be installed in the building 1 in the kitchen and 1 near the fireplace or braai.
- Fire extinguishers must be maintained and in full working order,
- A minimum of 2 smoke detectors must be installed, 1 in the kitchen and 1 near the fireplace or braai.
- A minimum of two fire blankets, 1 in the kitchen and 1 near the fireplace or braai,
- The grounds up to 1.6m on all sides of the building must be kept clear of bush, grass or overhanging trees.
- Maintain fire blankets inside the house, with a minimum of three, including one in the kitchen and the others near open fireplaces or braais.
- Never dispose of hot ash in the bush / veld.
- Keep your hose pipe permanently connected to a tap.
- Consider installing an approved sprinkler (drencher) system on your roof.
- Stay vigilant for signs of smoke or fires, even on the beach. And report immediately.

THEFT COVER:

We are not a high-risk security estate. Most of the insurance companies require the following:

Main building including all outbuildings added from 1 January 2013 must have the following minimum security at the risk address stated in the quote or plan schedule:

- Burglar bars on all opening windows, including louvre type windows (Some insurers require steel gates for all exterior doors;
- All sliding doors that do not have a security gate must be fitted with a second lock that has either a locking bolt or locking pin which is key operated.
- These locks need to be fitted at right angles to the sliding door.

ALTERNATIVELY:

- An alarm system must be installed in the main building including all outbuildings and linked to a 24-hour reaction unit whose duties include the physical investigation of all events where the alarm indicates an intrusion or emergency situation. The alarm warranty will apply at the risk address stated in the quote or plan schedule.

- However, you can negotiate with your insurance company to increase the excess and to waive these requirements.

PLEASE read your policies and ensure you know the conditions and that you have the correct policy.

The Chairman stated regarding the owners renting their homes to ensure that the policy wording is correct and that the guests know how to use the fire extinguishers and the emergency numbers and not to discard ash in the veld.

Questions / concerns / comments:

An owner proposed that the Trustees invite the insurance companies to come and inspect the estate, before the next AGM, because the insurance companies are following general rules for Gauteng. He feels the Trustees owe the inhabitants that the members don't pay astronomical premiums. He feels the Trustees must have a survey to find out which members are satisfied with the insurance. The Chairman explained his personal experience, he asked Wim to investigate his current insurance cover and they found he was under insured. With this exercise he moved to another insurance company. Santam does not insure Springerbaai due to the thatch risk.

An owner stated he is insured with Thatch Risk, and they are in George, and he stated they have no problem to insure his house and with no clearance.

Jade did a demonstration of how to use a fire extinguisher.

5.5. BUILDING AND AESTHETICS

DES DOYLE

Des presented his section as per Annual report on Building & Aesthetics.

Questions arose from the Building & Aesthetics portfolio regarding the decisions:

A. Synthetic Thatch:

- Does the thatch allow for curving for the wolvencus? Yes, it can be curved.
- Is it placed directly on the roof? Des explained he did ask them the same questions and yes it can be placed over the existing thatch. The company stated they can, but the fire risk will not be alleviated.
- The insulation value of the material needs to be determined by CSRI.
- The eaves are very short compared to our regulations.

B. In favour of Springerbaai endeavouring on an exercise to increase our current footprint by an additional 20m²:

- What needs to be done and what will the cost be? Des explained that a study will need to be done, but not sure if the process will require a new EMP or Environment Impact Assessment. We will try and utilise the process that Nautilus used in their application, but this is only an enquiry to determine what the cost will be.

- What is the vote? The vote is only to give the Trustees the mandate to investigate the matter and the cost. The question is, are the owners interested that the Trustees could proceed with the investigation.
- Is Kleinbos and Nautilus Bay classified as an eco-estate? Des explained that they are zoned under the same as Springerbaai, Resort Zone II and have similar restrictions.
- An owner wanted clarity whether the extra 20m² will only be for the owners that haven't built yet or for all the owners that have maxed the current 205m²? Des explained that if the owners agree to give the Trustees the mandate to investigate it will be to extend the current footprint from 205m² to 225m² for all homes, new and existing.

Why was it only a 20m² to be investigated and not a bigger area? Des explained that 20m² is an ideal size for a garage or carport. Many owners that have utilised the full footprint now find that they are in need of an additional carport or garage. It is not the intention of the Trustees to alter the aesthetics of Springerbaai by increasing the footprint dramatically.

An owner is worried about the ecological side of the estate if another 20m² is added.

- A question was would the extra 20m² increase the value of the property or will it decrease the existing value, for instance if his small house does not increase but the neighbour increases his house size will it decrease the value of his house?? This should not be an issue.
- The purpose of the houses on Springerbaai has changed. It is now becoming more permanent homes than holiday homes. People moving down have 2 cars but don't have the area to create shade or garage for the vehicles. Des stated that this is why the vote has surfaced.
- Des & Wynand explained again that the vote is to investigate the procedure and cost to increase the footprint.
- An owner wanted to know why not investigate metal sheets as roofing material, due to the fire risk of thatch. Alternative roofing was proposed previously, and metal sheeting was discarded due to the difficulty of the sheeting taking the shape of the wolvencus curves.
- An owner wanted to know if there isn't a product that can be applied to the thatch to protect it from fire. Talitha stated that there are products for grass roofs but not thatch. But will contact a company and investigate the matter.

Decisions required from Homeowners on Building & Aesthetics:

- A. The BAC has received a request to examine synthetic thatch, as detailed on page 37 of the annual report. Approval is necessary for the BAC to conduct a thorough investigation into this matter.
Do you support the initiation of this inquiry? **DECISION AGAINST (51/34)**
- B. Springerbaai is one of several Resort Zone II areas in the Mossel Bay jurisdiction and includes places like Moquini, Kleinbos and Nautilus Bay. The latter recently succeeded in obtaining

permission to increase their allowable floor area subject to certain conditions.

Are you in favour of Springerbaai endeavoring on a similar exercise to increase our current allowance by an additional 20m²?

THE MATTER INVOLVED A VOTE TO DETERMINE WHETHER TO PROCEED WITH AN ENQUIRY INTO PROCEDURAL AND FINANCIAL CONSIDERATIONS ASSOCIATED WITH EXPANDING THE PERMISSIBLE FOOTPRINT. DECISION APPROVED (60/25)

5.6. ENVIRONMENT

WIM VAN ZYL

Wim presented his section as per Annual report on Environment.

Wim thanked Mareo for all his hard work on the berm.

Questions / concerns / comments:

No question arose.

5.7. GAME MANAGEMENT

RUBEN OPPERMAN

Ruben presented his section as per Annual report on Game.

Comments / Questions:

- How many springbok do we have? We currently have approx. 180. Ruben explained that he wants to cull approx. 50 sop-koppies and to remove more rams.
- What are the chances of buying some of the culled springbok, Ruben stated that it is on a first come first serve basis and you can buy from the butcher Bounty that buys the springbok from us.
- Jade explained that every year the springbok will have to be culled, we don't have breeding seasons a female has in a 2-year cycle approx. 3 lambs. Due to the smaller size of the estate the breeding cycles are out.
- Ruben stated he had a question during the week why he doesn't do night culling and he stated that he must cull specific buck.

5.8. COMMUNICATION & MARKET VALUE

CONCHA SHAWE

Concha presented her section as per Annual report on communication & market value.

She requested owners to please share photos and the members can please send information of what they would like to read or not read in the newsletters.

Questions / comments:

No questions arose.

5.9 SECURITY

RUBEN OPPERMAN

Ruben presented his section as per Annual report on Security.

This is not a security estate as indicated in the annual report. All the security measures are re-active.

Ruben presented a proposal from a company to do night patrols on the estate during after-hours.

Questions / comments:

Security Patrols:

- An owner stated that in his experience, and working in security, he has found that people in security does not work but machinery in security does work. He feels when you involve people it does not work. Ruben stated that security is going to be a contentious issue in the next few years, the fences need to be upgraded, he obtained a quote for clear view and both sides will be between R4-6 million and then it is not, yet the electric fence sections.
- The owner stated that each owner must secure their own homes and Springerbaai needs to ensure that the perimeter is up to standard. Ruben reiterated that it doesn't matter where you stay security is your own responsibility. Rural security is better to widen the area of security, for example helping the farming communities upgrade their security to broaden the boundaries.
- An owner tried to explain that what the previous owner is saying is to ensure to trust the right company. Not to just take the first company but to investigate the security companies quoting. Ruben stated that he will take the owner up on his knowledge he can bring to the table.
- An owner is completely against the night patrols on the estate but to rather have someone at the gate. Ruben explained the quote from the Security company can be tweaked to our needs, but it all depends on what is the majority vote. We need someone at the gate and on the estate. He feels the risk is high over weekends at the entrance gate. Ruben proposed that on can always look at a community patrol at night for visibility, rather be pro-active.
- An owner feels that the access control is not up to standard. The question is does security company take over the gate control?
- Another owner raised the concern of the loadshedding and phoning open of the gate when it is loadshedding and the system doesn't work and trying to let someone in or out. And that the security companies work must be split to be at the gate after hours and weekends. She feels that the owners have a right to be able to let someone in or out without driving 6km's and that Talitha has a right to have a weekend and not be called because over weekends or evenings because someone can't get in or out.
- The owner feels there is an access control problem after hours and not a security problem after listening to the members. He couldn't even make a phone call because he had no signal at the gate. He proposes that we might have to look at a few networks to see which one has a signal.
- An owner feels that phoning open a gate for a contractor over a weekends or evenings and sitting

in Gauteng creates a bigger security risk.

- Ruben explained that at Springerbaai the lady at the gate is an access controller, she is trying her best. The Chairman stated in the new year the Trustees will investigate the security options and whomever would like to help is more than welcome.
- The owners requested that whatever is investigated please have it as part of the budget and not as an extra levy. The Chairman stated that security will be a priority in 2024.

Questions/ comments:

Radios & repeater for security:

- A proposal from an owner was to place a cell phone tower on the estate. He stated that he will do this investigation and revert to Ruben.
- An owner explained that they live in a very remote area, and they have radio towers where they live. And her question is whether each community has their own bandwidth. Ruben stated that Springerbaai will.
- Another owner explained that they live on a farming community, and they have radios, and it has served a very good purpose on numerous occasions. There radio system is linked to a security company to respond, is there a security company that the radios will be connected to? Ruben stated that if it is voted yes and that the intention would be to link it to the current security company.
- An owner feels that there will have to be rules for the radio system and why not try and find something that works on a cell phone. Ruben stated that one can load something on the cell phone it is when the cell phones don't work at all.
- Ruben requested the owner that created the separate security group to add Talitha and himself.
- The Chairman explained that they can have a look to pay the special levy off over 6 months / or see if there are funds available to fund part of the radio installation, just that this can be options when they vote.

Questions / comments:

Sponsor a LPR camera at Witteklip:

- No questions arose.

Decisions required from Homeowners on Security:

A. Radios and repeater for security purposes – homeowners:

Our proposition, which requires voting, is to distribute R185,000 among the 117 plots, as outlined on pages 22 and 39 of the annual report.

Do you support this additional contribution of R8,100 per plot as a special levy for 2024.

DECISION AGAINST (69/16)

B. Security company patrols after hours & weekends:

We have obtained a quote for security patrols (Niqua Security) see details in annual report page 21.

Are you in support of contributing towards a special levy for 2024 of R2,800 per plot?

DECISION AGAINST (48/37)

C. Springerbaai to sponsor a LPR camera at Witteklip:

We propose a special levy to enhance the safety of the whole area. See details in annual report page 20 & 21.

Are you in favour of contributing R 513 per erf as a special levy for 2024?

DECISION APPROVED (64/21)

5.10 ELECTION OF MEMBER TRUSTEES FOR 2024

The following members were nominated and confirmed elected as Trustees for 2024:

1. Wynand Pretorius
2. Concha Shawe
3. Charl van der Walt
4. Wim van Zyl
5. Ruben Opperman
6. Jan Janse van Rensburg

5.11 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