



SPRINGERBAAI ANNUAL REPORT

BY

CHAIRPERSON AND TRUSTEES

20 December 2022



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1. OVERVIEW BY THE CHAIRPERSON:

FANUS LE ROUX

It is our privilege to report back to the Home and Property Owners on the activities of the Board of Trustees of 2022.

The various portfolios were allocated as follows to the Trustees of 2022:

Fanus le Roux <i>Chairperson</i>	General Management & Newsletter REVAG / FMHC Management Plan
Wynand Pretorius	Finance, Legal & Insurance Budget 2023 Internal Control Ombudsman Human Resources
Ian Grobler	Infrastructure: Roads/Water Network/Paths/Dams/Hides Fire Risk Borehole to continue
Charl van der Walt	Aesthetics & BAC and assist Ian with Water/Borehole Special Projects (Image Improvement) Security
Ruben Opperman	Environment & Game Management Pre-cautionary Burns Eradication/Drought
Concha Shawe	Newsletter compilation IT & Communications: Website/Facebook Policy and Procedure documents Promotion of Market Value

The Board of Trustees had 6 meetings during the year. Each Trustee has reported comprehensively on our activities for the year. Hence, I will highlight only a few points below:

- The Annual Financial Statements show a R60,000 surplus for the year while we managed to maintain our cash position at R1,9m at the end of the financial year. The major expenses were the fence maintenance of R200,000 and borehole capital expenditure of R208,000.
- The borehole is now fully operational to supply the bird hide, with a toilet installed and a berm was constructed to soften the hut building.



- Normal and ongoing repairs and maintenance were completed on the roads and other infrastructure. Roads remains our biggest expense and will increase in 2023 after the extra punishment it took this year due to the increased building contractor traffic.
- We proposed to do a one kilometer road section with polymer treated gravel. The polymer layer will perform better, but at an additional cost which requires your specific approval. Please see Annexure C, C.1 & C.2.
- Game culling was successfully done but will have to be increased in 2023. It was decided not to acquire Red Hartebeest on the estate based on expert advice.
- The removal of Suurvy, Rooikrantz and general weeds remains a challenge. We plan to increase focus on Suurvy removal next year.
- Our security and risk assessments remain ongoing every year. We keep a close eye on crime incidents in our immediate residential areas to consider whether we should recommend any changes to our passive security philosophy.
- We now have seventeen properties with permanent owners on Springerbaai. There are seventy-seven completed houses, and this will increase to eighty-five by the end of next year.
- Lastly, a reminder on our vision and ethos at Springerbaai:

Vision/Mission Statement:

The vision of Springerbaai is to sustain a secure and protected estate for peaceful, a healthy and safe co-existence of human, animals, 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 the 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 appreciation of their investment.

Ethos

The Homeowners of the Estate are people that have a love for the natural beauty of the environment and in general want to create an eco-friendly existence amongst fauna and flora. The estate:



is eco-friendly.

has an unspoilt beach.

has indigenous vegetation, valleys, plains, and dams.

has large and small animals and birds.

conserves the flora and fauna.

has secure remote-control access outside business hours.

does not have tarred roads or streetlights.

does not have an electric power grid, but relies exclusively on solar energy, gas and other eco energy sources with silenced generators for back-up purposes.

has its own solar powered eco-friendly sewage system.

is limited to 117 residential erven and

offers peace and tranquillity to man and beast.

Finally, I would like to thank the Estate Manager, Talitha, Jade and their team for their loyalty and significant contribution this year to Springerbaai.

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

I also thank my fellow Trustees for their very time-consuming hard work, their continuous support and co-operation during the year. Ian Grobler and I have completed our 3-year term as Trustees. The other trustees are all available for re-election.

Thank you to all members who constructively contributed and commented to improve Springerbaai and ensure that we sustain and nurture our special eco-culture and peaceful, quiet, and serene living environment.

We hope to see you at the AGM on 20 December at 10am, at the Vleesbaai Church Hall, otherwise please ensure a proxy is handed to a fellow member of Springerbaai to ensure your interests are represented.



2. GENERAL MANAGEMENT, REVAG & FMHC:

FANUS LE ROUX

2.1. Work conducted during the year:

- The Management plan was finalized and posted on the Owners website.
- REVAG AGM will be held on the 19 December 2022.

2.2. Work planned for 2023:

- Management to continue the review and update of policy and procedure documents.
- Encourage the cooperation and assistance of members through working groups.
- Work on the sustainability of Springerbaai by managing risks and threats.
- Maintain Communication with other Estates and regional entities including FMHC and REVAG.

2.3. Objectives for General Management:

- Trustees and Management to work together for the aim of achieving the Estate's vision and detailed objectives.
- Ensure the sustainability of Springerbaai.
- Ensure clarity and transparency of Trustee roles in terms of clear objectives and agreed procedures.
- Ensure Management & Trustees provide continuity in the Estate's management.

3. HUMAN RESOURCES:

WYNAND PRETORIUS

3.1. Work conducted during the year:

- Reviewing of Performance contracts and carried out performance reviews of staff.
- Jonique Erasmus was appointed as Gate Controller in March 2022. She resigned in November. A temporary person was appointed until a permanent replacement is found.
- First aid training Company JW First Aid Training, level 1, was completed by Talitha, Jade, Siya, Matomane & Jonique.
- A Staff function/ was held for staff in February. Thank you for the opportunity to have a yearend function and team building.
- Thank you to all the members that contributed donations for Matomane after his house burnt down in November.
- Thank you to house 108 & 119 that donate throughout the year the staff with fresh fruit, snack, and biscuits.



3.2. Work planned for 2023:

- Quarterly performance appraisals of all staff.
- Purpose Driven Training to be assessed and executed.
- Matomane to obtain his learners in 2023.
- First Aid Level 3 training for Jade.
- Appoint another permanent general worker.

3.3. Objectives for Human Resources:

- Ensure that employees have the right skills to successfully meet all work requirements of the estate.
- Limit staff turnover through fair treatment of staff and sound/fair management practices.
- Reward excellent performance through fair salary increases and bonuses.
- Develop staff abilities through training opportunities and by encouraging staff to take responsibility and ownership of their duties.

4. LEGAL MATTERS:

WYNAND PRETORIUS

4.1. Work conducted during the year:

- No legal advice to solve disagreements and issues was needed.

4.2. Work planned for 2023:

- Reviewing the structured procedures for Springerbaai.

4.3. Objectives for Legal Matters:

- To apply the Springerbaai Constitution and regulations objectively and appropriately.
- Be fair, respectful towards all owners should disputes arise.
- Create awareness of conflict resolution channels available to the estate e.g., Ombud.
- Protect Springerbaai against contractors and suppliers that do not meet proper contractual and agreement standards.

5. COMMUNICATION & MARKET VALUE:

CONCHA SHAWE

Joined the Trustees for my 1st Trustee meeting in July but had the privilege to be appointed just in time to do the June issue of the Springerbaai newsletter

- Newsletter compilation
- IT & Communication
- Policy & Procedure Docs



- Promotion of Market Value

5.1. Work conducted during the year:

- We have successfully continued with WhatsApp as a form of communication. This works extremely well to share information as it happens and to keep us in the loop. The information is current, it creates interaction and belongingness.
- The focus was also to share information of mutual interest (i.e., resident photos, wildlife happenings and notable events like tree planting) so that owners not residing on Springerbaai still feels part of what is happening onsite and be kept informed.
- Since June we have also started to share the newsletter via WhatsApp. In the past this took a day and then some duplications to email it to all members and now the process is hassle free.
- We have also changed the flavor of the newsletter since June in line with the focus this year to promote a sense of community. We have tried to make it more personal by:
 - Using and inviting owners to share some of their pictures taken on Springerbaai and where applicable, also identify any animal/birds that is seen in the picture
 - Sharing all dates related to BAC and Trustee meetings
 - Sharing articles found on social media mentioning Springerbaai (without promoting a supplier)
 - We had an environmental education focus this year with the aim of preserving our fauna and flora. With that in mind we have introduced the following touch points in our newsletters
- started to introduce and focus on a specific plant species found on Springerbaai, shared some educational information about that plant and then promoting plant sales in the nursery by discounting them and advertising it in that newsletter-month.
- in line with our annual Rooikrans removal schedule we raised awareness about it in the newsletter but also promoted Rooikrans wood sales to all homeowners during the winter months (also at a discounted sales price)
- whilst I am talking about plants – just again for everyone to know. Most of you will know / or remember that when you started to build you were required to get a DEFF certificate to remove some of the protected species on your site. After those plants have been carefully removed the Springerbaai team also now go to that site to rescue some of the smaller pioneer plants like bietou, kapokbos, kampher tree etc. and that is then nurtured and cared for in our nursery so that we as owners can then later buy for our gardens.
- Most of us, in our in-town homes have/had like a seasonal garden chore calendar. A new introduction to our Spring-newsletter was a to “book” one of the Springerbaai casuals to clear dead/dry bushes and grass from the areas near your driveway/home as an initiative against fire protection but also to get the areas ready for new spring/summer growth.



- The Springerbaai Facebook page is a closed page and only members and their families will gain access. Our Facebook page numbers have been stable on 157 with owners leaving removed and new members added. We do however have a few owners not on Facebook, so the numbers are not a true reflection.
- The newsletter was sent out in March, June, August, and November so one additional issue than in 2021.
- To date we also have shared nine issues (up and to end September) of the Fransmanshoek Conservancy reports on our Facebook page.
- My suggestion is that we also should distribute this via WhatsApp going forward and then upload onto our FB page
- Earlier in the year we have installed a Vodacom booster at the office for when there is loadshedding, to not lose any signal.
- Springerbaai Homeowners make use of companies such as Local Link, we do Wireless and Acorn for Wi-Fi connectivity. They are connecting via a small satellite dish from your home to a nearby tower and broadcast uncapped wireless internet between the hardware. Feedback especially related to Local Link have been extremely good. Pricing start from as little as R300 per month with 5Mbps to R1500 pm for 25Mbps etc.
- A focus from last year was to arrange family activities over the holiday seasons. This year we have planned Guided walks on Springerbaai, Vleesbaai marine walk and a Dune movie “Docci in the dunes” at Fransmanshoek in December...based on the participation and feedback will do less or more next year.

Property sales on Springerbaai and a general property update

- Compared to last year we did not have as many sales this year...only five of which all were vacant stands. The sales prices were however substantially more than in previous year. This is obviously normal but previously our sales prices were not in line with neighboring estates or Boggomsbaai/Vleesbaai sales. Now it is. The average sales price was R1,100,00-00
- From a permanent residency view, we now have seventeen permanent families out of the 73 build houses on Springerbaai.
- Despite the aggressive rate hiking by the Reserve Bank since November last year, both housing demand and the availability of bond finance have so far remained strong, but deposit percentages are now rising to around 10% of the purchase price and there are fewer 100% loans granted.
- A year ago, buyers were paying what sellers asked for to secure the properties they wanted with the bonus of the interest rates being at their lowest levels in over 35 years.
- Presently households have a very different financial perspective, and are



more inclined to make offers based on their own perceptions of value for money and potential growth, even if this is well below sellers' asking prices.

- The result is that more properties are 'stuck' for longer on the market.

Policy and Procedure update

- Gate control
- Suurvy & Rooikrans
- Weed control
- Rental & Visitor procedure document
- Architectural Regulations – currently being reviewed by BAC
- Contractors & Subcontractors procedure
- Contractors & Subcontractors regulation

5.2. Work planned for 2023

- The website to be updated with policy and procedure documents as and when reviewed, photos, and other relevant information during the year.
- Based on the December 2022 Family activities we will know what to do less off/more off next year. Also looking at engaging in community projects and activities that is already happening in the area (Fransmanshoek/Vleesbaai and Boggomsbaai).
- We will continue to engage in community projects such as tree planting days, beach cleanups and environmental education.

5.3. Objectives for Communication:

- To maintain and improve open communication and relationships with and between Homeowners by making use of the following channels:
 - An electronic Newsletter at least three times per annum.
 - A website, Facebook group and other media such as WhatsApp, Telegram, Opinion stage, etc.
- To maintain transparency on the following:
 - Estate financial matters & input in budgets.
 - Major decisions made by Trustees.
 - Progress on actions taken by Trustees regarding management and maintenance of the Estate.
 - Suggestions and comments from Homeowners.
 - Create a tranquil and peaceful environment on the Estate by communication of the Regulations and Constitution to ensure compliance and to prevent disputes.



5.4. Objectives for Market Value:

- To promote the value and sales of properties by creating awareness via public social media channels and journal articles.
- Fostering a greater sense of community by:
 - Encouraging holiday activities such as funrun's, birding, beach cleanups and general beach plays, game nights, etc.
 - Sharing of mutual interest stories (i.e., resident photos, local wildlife happenings and notable events).

6. INFRASTRUCTURE:

IAN GROBLER

6.1. Introduction:

I would like to take the opportunity to thank Talitha and Jade with their whole team for the assistance during the past three years in maintaining and enhancing the infrastructure for Springerbaai. It was a pleasure in assisting them in their task.

6.2. Work conducted during the year:

- **Roads**

The following work was done in February / March and November 2022:

- Re-servicing of road after the entrance of phase 3 (Boegoebult) to entrance of Phase 4 (Melkhouhoek) of 600m x 5.5m wide and 50mm thickness.
- Potholes were continuously repaired by the Springerbaai team.
- Driffies in Phase 1 (Aalwynhoek) were changed into speedbumps.
- The sealed section (slurry seal) of the main road was repaired.
- Turn off at erf 85 & 86 was created as a start off point for the driveway to house 85 and in the future to erf 86.
- The tar section after the construction camp towards blue crane is being damaged by high traffic and Cape Dune moles tunneling underneath this section of the road. This section will be re-build in 2023 including the installation of mole barriers.
- Potholes were repaired by hand throughout the year on the estate, especially after significant rainfall.
- Run-offs diverting water off the roadways were kept clear & open.
- Speedbumps were repaired & adjusted on a as needed basis.
- Tar sections verges are kept clear of any vegetation growth.
- Important intersections and roadways were kept clear of bush that was encroaching to increase & maintain visibility.
- We had a hydraulic oil spill by one of the contractors on the tar section before the Construction camp. This was addressed immediately by the contractor.



Pothole maintenance along the main road

- **Water:**

- Three water meters were installed on the main pipeline to increase the surveillance of the lines for possible leaks and water wastage.
- Pipe bursts were repaired as they appeared & water systems were checked twice a week.
- The control valve to the reservoir was serviced & parts replaced in May by a Specialist, this was an unforeseen breakage and not part of our budget.



Above: old bermad valve & newly replaced bermad valve.

- **Bird Hide / Borehole**

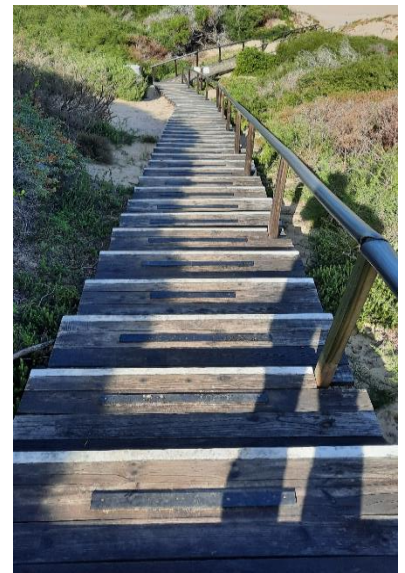
- The bird hide dam is now filled with water from the borehole.
- A wetland was created.
- Toilet was completed at the bird hide. Thank you for the donation from owners 108 & 119.
- Berm was built to soften the look of the borehole hut and tanks.
- A new pipeline was laid to supply the bird hide toilet with potable water.

The new pipeline to the bird hide toilet.



- **Board Walks**

- Broken planks were replaced & all boardwalks were oiled with a mixture of Paraffin & Genheat 22 oil in early October.
- Rubber strips were added to areas where boardwalks remain slippery in winter months, this process is ongoing as we identify areas that are of concern.
- Encroaching bush was trimmed back to always keep the walkways clear.
- White strips along the edges of steps & rubber strips that have been added are yet to be painted & will be done towards the end of November.
- Gates were checked & oiled regularly, the palisade fences were also treated for rust and painted as needed.
- Hand railings were added to specific area along the Melkhouthoek boardwalk, Springerbaai would like to thank a homeowner who kindly donated towards this fixture on along the boardwalk.
- Storage table areas at the beginning of the boardwalks from the seaside will be closed off, for storage of umbrellas, boogy boards etc, all at own risk.
- The palisades were painted and treated throughout the year.



- **Signage**

The following signage was replaced:

- All signs are checked & cleaned on a regular basis.
- Old signage that needed replacing was replaced.
- House number signs for new houses were installed.
- All signs were treated for rust & painted accordingly.

- **Additional benches**

One bench which was donated has been placed in the middle of the veld near the construction camp. Thank you to the owner that donated the bench.

- **Boundary Fences**

- Openings created under the fence by small animals are being repaired on a continuous basis by the Springerbaai maintenance team.
- Half of the Eastern Fence line was replaced by Impi Fencing in late March to early April.
- Both fences were sprayed for weeds to prevent shorting of the electric fence.
- Fence posts that were leaning over to one side after strong winds were straightened & supports added.
- Faults on the electric fencing were fixed.



Above: Fencing team from Impi Wire Fencing replacing the Eastern fence.

- **Fire Equipment**

- Existing 27 fire hydrants were serviced in August. The brass head of the fire hydrant at Aalwynhoek 15 was replaced due to a leak on the head.
- The fire extinguishers of the members' homes will be serviced in November. New homeowners must please inform us if they have fire extinguishers, and they will be added to the annual service list.
- All the fire hydrants were repainted and marked clearly.
- All fire hydrants were checked every 3 months & sprayed with Q20.
- The 3 fire units are placed strategically at the following points: Gatehouse, concrete reservoir, and the viewpoint parking area. They are inspected and tested every week.
- The fire boxes at the entrance of each phase consists of a 30m fire hose that can be connected to the estates fire hydrants. At each fire box there is a fire beater. These boxes / hoses are inspected and tested every 3 months.
- The large trailer & viewpoint fire unit was stripped, sanded down, treated for rust & painted to prolong its lifespan.

Below: newly painted and clearly marked estate hydrants



Below: Replacement of fire hydrant head @ erf 15.



- **Super Sewers**

Normal maintenance by Springerbaai staff on the sewer pumps and associated infrastructure was carried out.

Where specialized work is required, this will be outsourced.

- **Other Maintenance**

- Varnish work has been completed at the refuse chamber; bird hide toilet area & gatehouse (Doors, window frames etc). Only a few small items still need their annual coat of varnish.
- The bird hide & gatehouse fence was oiled to protect the wood.
- Rodent plagues at the gatehouse & refuse chambered were controlled in an eco-friendly manner.
- Waterflow in the gatehouse grounds was improved.
- All sewerage systems at homes were checked & maintained, powder was also added at specified times.
- Leaks on the refuse chamber roof were fixed & sealed.
- Excess refuse not taken away by municipal waste trucks was stored & taken away to the appropriate dump sites when a full load was accrued.
- The sewerage line from property 133 to the Y-junction near property 99 was lowered to improve water flow down to the super sewers.
- The outside storage area at the construction camp was expanded.
- Varnished toilet door & railings.

Below: Resealed refuse chamber roof.



Below: Springerbaai team oiling the bird hide.



6.3. Work planned for 2023

- **Mole barrier on sand seal section:**
 - This was planned to use 2022 budget savings (only graded once in 2022) from the contingency fund. The work will be done in 2022/2023
 - Digging of a ditch along the tar section past the construction camp toward blue crane.
 - The ditch will be 300mm wide & 700mm deep.
 - Soilcrete will be used from the commercial supplier.
 - The work will commence early in 2023.
- **Blading (grading) of primarily the main access road:**
 - This work has been scheduled to take place in late November 2023.
 - The blading operation will focus primarily on the sections of road where severe corrugations formed due to the amount of construction expected to take place during 2023.
- **Re-juvenating of sections:**
 - A section will be rejuvenated on the exciting sand seal section. Pothole repairs will be done on the tar sections.
- **Speedbumps:**
 - Certain speed bumps will be addressed and rebuilt.
- **Re-Gravelling of sections of the main access road:**
 - Weathered granite will be added to the current main road starting at the main gate.



- Work on the roads planned is re-assessed on a continuous basis through the year as it becomes necessary due to specific situation as is now happening with the increased building activity.
- **Security Fence:** The budget for 2023 has allowed R278,000 for the next 2km section to be replaced on the eastern side (Nautilus side) of the estate.
- **Boardwalks:** The usual boardwalk maintenance is again scheduled to be done during October / November of 2023.
- **Water**
We have embarked on the monitoring of all water meters to check for differences between water paid to the council and what is measured at houses. To do this, we need to repair certain water meters not working and install new ones at strategic places in the main lines.
- **Sewers and Pump station:** The normal preventative maintenance of the sewers and pump station equipment will routinely be done throughout the year.
- **Road alternative:** An alternative to re-graveling will be presented at the annual meeting for consideration by the members. See Annexure C, C.1 & C.2.

6.4. Objectives for Infrastructure:

- Maintain our Assets to achieve maximum economic life
- Optimize spending on infrastructure to minimize the effect on future levies.
- Supply infrastructure as required by the homeowner's expectations.
- Investigate new developments to enhance homeowner's lifestyle within economically viable parameters.

7. RISK MANAGEMENT:

IAN GROBLER

7.1. Work conducted during the year:

- Fire units placed strategically: One fire unit placed at reservoir, one unit at the Gatehouse and the extra unit placed at the viewpoint.
- The fire units are inspected on a weekly basis and inspections logged in a register. (The inspections consist of checking tyre pressure, checking oil, fuel, plugs and water level, the unit is opened and sprayed)
- Fire units are maintained.

7.2. Work planned for 2023

- Carry on requesting that members complete fire compliance work on gas, electricity, and generators.
- Do the grass and brush burn.
- Train permanent members to work the bakkie sakkies.



- Review and update the Risk management plan.

7.3. Objectives of Risk Management:

- Adequate risk management, protection of human life and our assets
- Minimise risk, protect our lives and assets through the implementation of an adequate and appropriate risk management plan.
- Detect threats and propose appropriate and timeous reactions.

8. SECURITY:

CHARL VAN DER WALT

8.1. Work conducted during the year

Discussions with Nautilus Bay and Vleesbaai Security personnel were held to build on previous years' relationships. Both these communities have full time security presence in place and extending their security with the implementation of a fixed security cameras relaying feed to their control centres. With almost 25% of Springerbaai staying at our estate on a permanent basis, the options of extending our current security were investigated. A full-time security contracting firm will be in the region of R 55,000 to R 60,000 per month, while a weekend presence will be around R 15,000 to R 20,000 per month. Due to previous experiences with similar setups, it was decided not to go ahead with either one of the options.

At the end of March 2022, the first breach of our security since 2014 occurred when 8 solar panels were stolen from House 114. The operation was launched from outside our eastern fence where the breach took place. 3 of the 8 panels were retrieved during a follow up operation by the police during which some of the perpetrators were arrested. This incident demonstrated our vulnerability in that Springerbaai is not regarded as a typical security estate with full time security supervision. Homeowners are once again reminded of the fact that each house is responsible for its own security and any owners wishing to engage the services of an armed response security company can obtain details of companies currently providing a service at Springerbaai from management

We attended a security community forum on 9 May 2022 in Vleesbaai where the police reported that only 6 incidents were reported to them in the year ending end of April 2022. The security company, Suiderkruis mentioned that this figure is 28 incidents, and the community was requested to work closely with the police to ensure that the actual figures reach the police, for them to allocate the required manpower to the region. The community was also briefed on the progress of the LPR (license plate recognition) camera project in and around Mosselbay where 200 cameras have already been installed. This project is a private initiative, working closely with the police, with all camera feed being diverted to a joint operation centre. Of the 200 cameras, only 10 were installed by the municipality, while the rest was bought and installed by private institutions. The cost of such a camera is around R 21,000, with the benefit that it then



ties into the local network which are continuously monitored. Springerbaai has not yet decided to join this integrated security system.

A quote was obtained from a local company for closed circuit television services, monitored by their head-office personnel in George. This type of system is in place at Vleesbaai and Kloppers in George and apart from clear images, it also has the feature of being able to be activated by movement and to communicate with the intruder. A quote of R 8,050 per month for the next 5 years was received which includes for 6 pan-tilt-zoom cameras, a TV monitor and network video recorder. The drawback is that each camera comes with a price tag of R 480 per month for monitoring, which totals then around R 11,000 per month for a remote supervision station. In addition to the above quote, a proposal was also received for a portable, solar powered, remote monitored system with 2 cameras (so called SiteEye Surveillance Trailer) for R 7,500 pm. Due to the vastness of the estate and the number of cameras required to be able to cover this area, no commitment was made for such a system at this stage.

One of our personnel, responsible for monitoring movements at the gate, Jonique Erasmus resigned, and we currently have Nondumiso Luma on a probation period up to the end of February 2023. We wish Jonique all the best and extend our appreciation to her for the services she provided to our community.

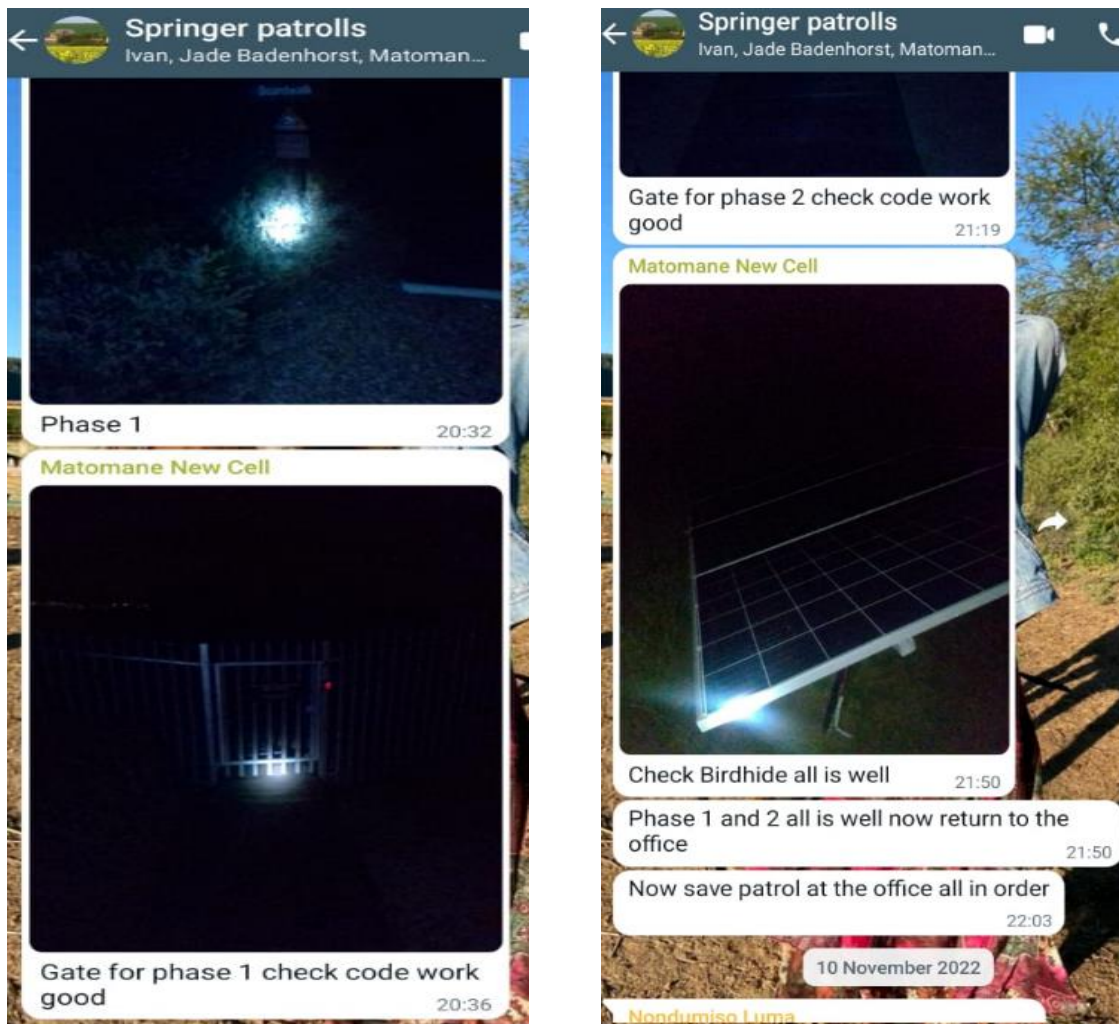
During December 2021, 2 temporary lifesavers were appointed to assist in overseeing safety at the beach during the annual escalation of owner presence at our estate. The lifesavers will be on the beach for December 2022 from the 19 December to the 4 January 2023.

The WhatsApp group between Estate Managers from Moquini – Fransmanshoek has been placed into operation and is working well.

A 2 km section of the eastern fence has been replaced.

Matomane, one of our general workers, performs Monday and Friday patrols during the day at all houses and boardwalks. Houses without alarms have a walkaround to check for any incidents, while houses with alarms are checked from afar with inspections at the solar panels. Random (route and time) night patrols are done on Tuesday, Wednesday, and Thursday evenings as well as at the bird hides and boardwalks. Photos are taken and sent to the internal SB Security group. He also performs inspections at the 9 super sewer installations to check for solar panel integrity.

Typical screen shots of one of Matomane' s rounds are shown below.



We continue to enforce access procedures to the estate and maintain a database of all persons active on the estate daily. A screenshot of typical activities is presented below. This information is also entered into the security book and computer (excel spreadsheet) at the gate.



Homeowners must ensure that they use workers that have police clearance. Owners should contact Management for advice if they need a general worker.

A trail camera was purchased in November 2021 and placed strategically on the estate to monitor and manage game, traffic violations and for security/safety purposes. The information obtained from this passive surveillance system is adding value and we will look towards obtaining 2 to 3 more of these cameras



8.2. Work planned for 2023

- Additional trail cameras to be obtained and placed in selected areas will be investigated.
- Ongoing Regular fence patrols and inspections as well as daily Management inspections to continue.
- Management to continue interaction with neighboring estates regarding security incidents.
- Continued active gate control and recording of entries & incidents.
- Maintaining the electric game fence sections.
- The use off 2-way radios to supplement existing safety measures at the estate will be investigated.

8.3. Objectives for Security:

- To involve neighbouring estates/farms proactively in increasing visibility of security measures especially around peak holiday times,
- The patrols and access controls are to be maintained,
- To increase awareness amongst owners to remain vigilant and take ownership of their security.
- To sustain a secure and protected estate for a peaceful, tranquil, and safe lifestyle by maintaining current security measures (beach gates, cameras, patrols, electric fences, and computerised systems).
- Guiding Principles:
 - Security breach/incident reports to be kept up to date and reviewed monthly by Security Trustee and Estate Manager and presented at Trustee meetings.
 - Breach file is an official document.
 - Breaches to be fully investigated and improvement plans developed as and when deemed necessary.

9. ENVIRONMENT AND GAME MANAGEMENT:

RUBEN OPPERMAN

GAME:

9.1. Work conducted during the year:

- Three Game counts have been conducted so far, one more will be done in November, the previous method of walking through the veld with volunteers has been scrapped to try and reduce stress & injuries on our animals (we have lots of mole heaps). The new method is drive counting from a vehicle in a calculated manner to avoid double counting, this also helps to condition the animals to vehicles.

Springerbaai Game Counts 2022				
Date	Springbok	Zebra	Bontebok	Grey Rhebuck
2022 JAN	106	19	49	3
2022 MAY	131	21	49	3
2022 July	114	23	59	3

- The drinking troughs are checked every week & cleaned as is needed.
- The cement drinking trough was resealed to fix minor leaks.
- Game min hoof & horn supplement (now rebranded as Equimin trophy) was added to the drinking water every 2 months over a period of 5 days.
- Regular patrols were done to assess the health & condition of our veld & game species.
- All data sheets were kept up to date.
- Losses of game were as follows: 1x Springbok sokoppie – Injuries likely from a fight with older male, 2x Bontebok lambs- due to 1 getting stuck in brush & other stillborn. One Adult female was lost due to old age, as was noted upon inspection (her top teeth were completely worn), she was humanely put down.
- Camera traps were set to observe various large & small game species on the estate.

Below: are images of both Springbok up close & personal & a pair of porcupines.



Two of the zebra foals can be seen below, 1 small & 1 older foal.



- An owl that was found after flying into a glass door was taken to a rehabilitation centre nearby and re-released after no injuries were found. This Owl was monitored for a few days after release.
- Attempts to get buyers for our zebras alive were unfortunately unsuccessful.
- Any injured animals were monitored closely to determine if an intervention was required or not.
- In late January Ken Coetzee conducted a site inspection regarding game & the environment at Springerbaai as a follow up to his previous site visits & management recommendations throughout the history of Springerbaai. He was happy with how the game were being managed and the plans going forward (culling & genetic variation to prevent inbreeding). He did however recommend that we think twice about introducing Red Hartebeest, as they are prone to dying post release in coastal reserves such as Springerbaai.
- The area used by owls to breed at the gatehouse was fenced off and the progress of the breeding was closely monitored.
- After searching for the correct lineage of Red Hartebeest (living in coastal areas with large deficiencies in minerals etc in the grazing), for a long time without finding the correct ones a call was made to not introduce them. The reasoning being we do not want to waste money on animals that are most likely going to die within 1 to 2 weeks after release.

Bees in the gatehouse roof & various water valves were safely removed by beekeepers.



Culling in 2022:

- Culling was done on 2 separate dates to help minimise excessive stress on the game found on the estate, something which had been a consequence of culling attempts pre 2021 method. These dates were: 28 April 2022 and 19 July 2022.
- The focus animal of culling for 2022 were our Springbok, because they breed far quicker than any other species on the estate and thus require routine management.
- Culling was done by a contractor & carcasses purchased directly from Springerbaai by Bounty Game & Meat Deli at a price of R35p/kg.
- A total of 37 Springbok were culled in 2022, 12 in April & 25 in July.
- All offal from the culling process was donated to the Springerbaai team to ensure that there is no wastage.
- The culling process once again allowed us to assess the health and condition of our animals and as a result also our veld, 99% of the animals culled were in good or particularly good condition.
- The culling was successful & a full report is available upon request.

Game numbers comparison 2019, 2020 & 2021:

Springerbaai Game Counts 2019 to 2021				
Date	Springbok	Zebra	Bontebok	Grey rhebok
2019 MARCH	94	13	25	2
2020 OCTOBER	74	15	43	3
2021 MARCH	82	16	45	3
2021 NOVEMBER	116	19	48	3

9.2. Work planned for 2023

- 2 to 4x Game counts. A count will be done after each culling event as was done in 2022, plus an additional count after main birthing season.
- Continued patrols and monitoring of game species for health issues or injuries etc.
- Continue with and revise the use of mineral licks and supplements added to drinking water.
- Additional feed if circumstances require. (Lucerne is the main additional feed available) This additional feed will help to maintain the healthy condition of game species.
- Continue cleaning & checking drinking troughs regularly, more regularly in summer vs winter due to warmer temperatures promoting faster algal growth.
- Culling will be continued all species will be looked at and numbers determined closer to the time.
- Grass seeds to improve grazing will be sown strategically.
- Continue to review & update management plans & processes involving our game.
- Continue to update various species lists that fall under the Game profile.
- Camera traps will be used to monitor various parts of game management (i.e., what animals make use of mineral blocks & supplements, animals' condition etc).
- All data sheets will be kept up to date.
- A plan to introduce new genetics for Bontebok in 2024 will be formulated to keep the gene pool as strong as possible and to prevent inbreeding. It is worth noting that the metapopulation (read entire population of bontebok) gene pool of Bontebok is bottlenecked due to them almost going extinct in the past.
- If viable for 2024 zebra genetics can also be looked at & planned for.

ENVIRONMENT:

RUBEN OPPERMAN

General Information:

- Following the last two years of good rainfall we have experienced a sharp dip in rainfall; however, it has not been as low as in 2018 & 2019. The Outlook for the rest of 2022 does look more promising in terms of rainfall prediction & history of rainfall at Springerbaai.



- Measured rainfall is as follows (19/10/2022): gatehouse = 294mm, Reservoir/veld = 288.5mm and weather station = 298.5mm.
- Our grazing is still okay & is starting to a little look better after the most recent rain in mid-October, however, follow up rain will be needed to maintain it & our game over the drier summertime.

Environmental Consultant visit:

- On the 24th of January 2022, Ken Coetzee of Conservation Management Solutions came to Springerbaai for a follow up to previous management recommendations set out by him & his colleagues. Overall, Ken was very impressed with how far management had come since his last visit, he did however have a few recommendations/adjustments.
- He suggested that we don't acquire Red Hartebeest as they do not do well in this veld area, historically they were found here but back then they had space to roam vs fences that prohibit wide animal movements, as is the case today.
- He was pleased with progress on various existing projects (suurvy, rooikrantz etc), he also had recommendations for some of the new projects (Wetland, Seclusion sites etc), these were implemented with good success so far.
- We will most probably get Ken to come back for a follow up in 4 to 5 years' time again or sooner should it be necessary.

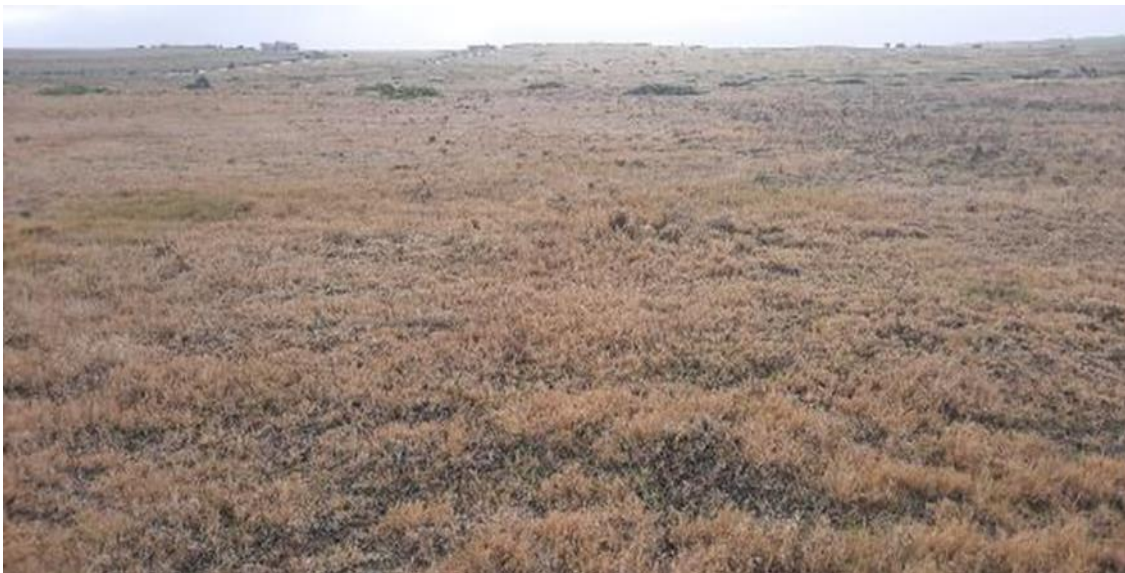
Suurvy Removal:

- Last year we opted to catch up on the area cleared by the gropper in 2020, this year we incorporated both the gropper and hand removals into areas that have started to become heavily infested.
- For 2022 an area of 7.5 hectares was cleared by gropper and to date 4.1 hectares of this area has been followed up by hand.
- Challenges faced this year for this project included dryer conditions (allowing the Suurvy to proliferate a lot more easily as grass growth was weak) and soaring commodity prices especially diesel ate into the budget far quicker than anticipated, thus lowering gropper hours, to stay within budget.

The image below shows where Suurvy was removed in 2022.



- Areas where removals have been done in the past have been monitored for re-growth. In the areas where we followed up there is little regrowth of Suurvy and a good grazing area has been created as a result. A test plot that was left alone after gropping is around 90% suurvy again after 2 years – highlighting the importance of follow up treatments (preferably more than 1).



Above: An area followed up after gropping in 2020.

Below: an area left alone after gropping in 2020.

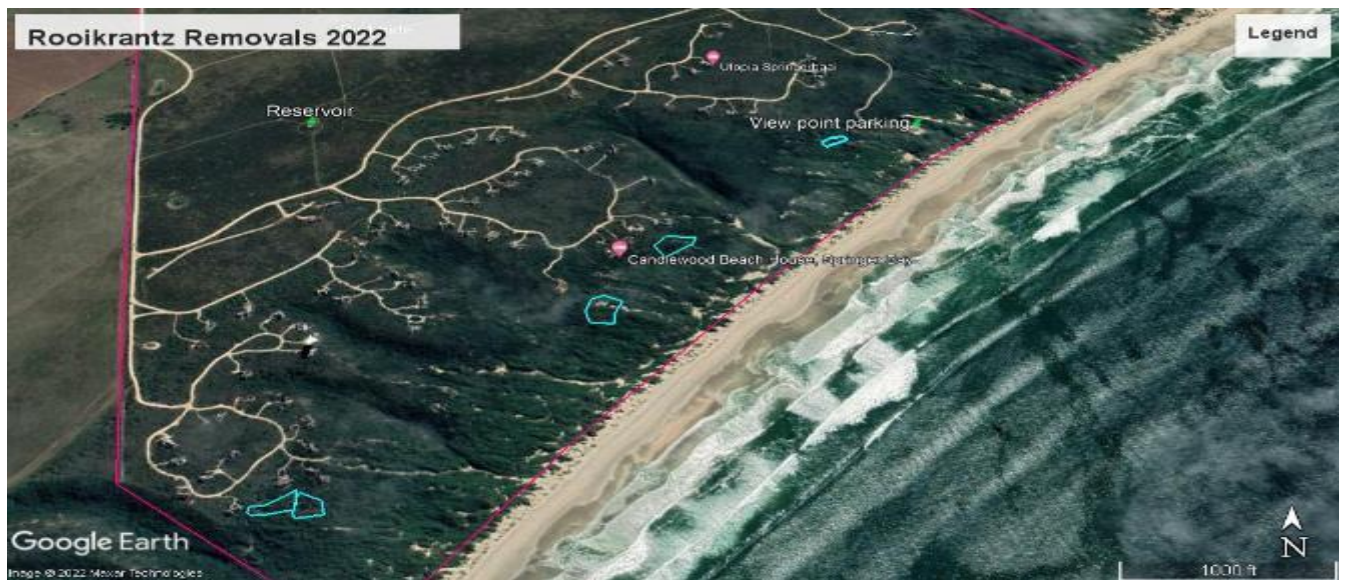


Suurvy will always be a concern in terms of game management on the estate and often feels like an uphill battle, however with the right methods it can be controlled.

Rooikrantz:

- An area of 1 hectare of extremely dense rooikrantz was cleared in 2022. This 1 hectare can be broken up into the following areas:
 - 0.16 hectares cleared in March along the Rooikrantz belt near houses 21 & 20.
 - 0.27 hectares cleared in May where the belt was encroaching towards houses 88 – 90.
 - 0.15 hectares cleared in May where the belt was close to houses 19 & 20.
 - 0.32 hectares cleared in July the Belt near super sewer 5 (Boegoebult) & house 85.
 - 0.10 hectares cleared in September in the belt near the boardwalk from Melkhouthoek to the parking area.
- By pushing back, the belt like we have done the last few years we are slowly but surely reducing the risk of fire spreading onto the estate via the Rooikrantz belt.
- Larger branches were taken away to the construction camp where they can be burnt safely later.
- All wood was taken to the gatehouse where it was split and sold as firewood.

- Wood sales for 2022 are up when compared to 2021: 2021 = R24200 vs R35580 in 2022 to date (19/10/2022), this helps fund further removal of Rooikrantz on the estate. We would like to thank the owners for their support to help keep this project funded and on the go.
- Rooikrantz seedlings in the veld area between the houses and the bird hide were removed to try and help prevent the further spread of Rooikrantz on the estate, a challenging task considering that seed eating birds eat the seeds and then help to distribute them. Vigilance is particularly important in this regard.



- The strip along the eastern fence was kept clear of seedlings and is regularly monitored for regrowth. The strip is 1km long and varies from 50 to 100m wide, an important barrier that will help to stop the spread of fires from our neighbours.
- Areas where large trees have been cut are monitored every 3 to 6 months and any seedlings observed are removed by means of hand or tree popper. Over time less and less seedlings have been observed.

Wood that has been cut and will be split to be sold as firewood



Nursery:

- To date for 2022 the nursery has made a total of R7305 in sales (19/10/2022).
- Various seeds were collected on the estate to propagate them in the nursery.
- After the accredited horticulturalist removed plants from new building sites on behalf of the owners, the Springerbaai team had 2 days to collect & rescue plants for the nursery, these plants were either added as stock and/or used to rehabilitate sites on the estate. We would like to thank an owner who has offered up her time to assist us with rescuing these plants. Plants that are removed by the Horticulturalist are then transferred to the nursery where we look after the plants until building is done & rehabilitation can start.

Below are plants that have been rescued & are in the care of the estate until building is complete.



- The nursery removed between 1000 to 1100 plants for the nursery & rehabilitation projects.
- Additional plants were rescued from areas that are normally sprayed (paths, roads etc).
- Regular maintenance of the nursery was conducted (watering, weeding, transplanting etc).
- Our worm farms have been expanded, thanks to a donation of worms from one of the homeowners. We would also like to thank the homeowners who donate food scraps for the worms, this helps us to keep them well fed & happy.
- Substantial amounts of worm tea were harvested & were added to plants in the nursery.
- Our compost heaps are doing well and are producing good amounts of compost for the nursery.
- A total of 508 plants were used in rehabilitation projects across the estate (about 90% was used on the berm at the bird hide toilet).
- Additional plant housing areas were created due to the large amounts of building activity on the estate, this resulted in the nursery bursting at its seams.

Weed Control:

- Compared to 2021 we have had less work on the weed control front, this is down to less rainfall.
- The biggest problem weeds this year were Fleabane & Dronktou in the veld areas, with minor patches of Mexican poppy & Olieblaar making an appearance after rainfall early in the year.
- **Fleabane:** A total of 9.49 hectares was removed over 3 separate sites (Blue Crane Dam; Bird hide area & Gate house veld).
- **Dronktou:** An area of 0.5 hectares of dense Dronktou intertwined in a grazing area heavily utilised by game species in dry periods was cleared by hand to reduce the risk of poisoning.
- **Olieblaar:** Due to large amounts of removals in 2020 before the plants could seed a reduced amount was found in only 1 area of 1.4 hectares, these plants were removed to try and prevent seed replenishment.
- **Mexican Poppy:** This year only small amounts of Mexican poppy appeared, this is largely put down to poor rainfall instead of successful removals (although large scale removals were done, a portion had already reseeded). Should there be good rainfall and an increase in these plants, we will remove them before they flower & make seeds.
- Both fences were sprayed for weeds that were growing into the electric wiring and causing faults. Bushes & trees encroaching on the fence line were also trimmed back.
- Roadways were sprayed for weeds as required (rainfall determined frequency, less rain = less growth), this is done to help protect the roads & extend the lifespan of them, as the root systems of weeds damages the road surface as they grow. Our roads are the most expensive asset on the estate thus preventative maintenance such as this helps to reduce long-term costs.

Beach cleans & other related matters:

- Every Friday staff conduct an inspection of the beachfront & clean up any observed rubbish.
- Thank you to all the owners that help with the beach clean-up when they go for walks, it is our responsibility to clean our own paradise.
- Larger items were removed as spotted.
- A few instances of excessive washout of plastic & other refuse were experienced early in the year & special clean ups were done. The cause was flooding in the George area, causing rivers to flush all the refuse into the ocean & the ocean currents carried them to us.
- Unfortunately, there was no invite to collaboration between Danabaai conservancy, The various estates in the bay & Fransmanshoek Conservancy for the annual International Coastal Clean-up Day, despite interest from our side to partake again this year.
- Nurdles appear to be far less prevalent this year vs 2021.
- This year we have had an increase in baitfish activity in the Mossel Bay area, as a result there have been more predators in the area (Sharks, birds, Dolphins etc). With this increases activity there is often more animals washing out on the shore. 2 dolphins have washed out so far along the Springerbaai stretch of coast, the first in January & the other in September.

- Jade assisted with the collection of samples & data collection for the dolphin in January & Fransmanshoek Conservancy did the same for the dolphin in September. This data is sent to scientists for analysis of why the animals died & to help determine growth rates for various species and so forth.

Photo below: Jade assisting with sample collection of a washed-out dolphin.



Fire Management:

- All prescribed firebreaks were maintained by means of a Bossiekapper; this machine cuts the grass & bush low to prevent fuel build up along our boundaries & more fire prone areas.
- The second section of veld behind the Skilpadplaas area was cancelled on the recommendation of an environmental practitioner, his reasoning was that the specific section of veld was more coastal thicket that Renosterveld, therefore a burn would do more damage than good (Coastal thicket is fire resistant). He also mentioned that we had already burned a large piece of veld next to the fence that would add to the protection of the estate (provided its managed correctly) from fire.
- The area of Renosterveld burnt in 2020 was monitored & growth is in line with what is expected.
- All permits for burning were kept in order & necessary inspections done by the Fire Department.
- A burn is planned for the end of October or early November to burn off excess branches etc that is accumulated throughout the year at the construction camp. The burn will be done when conditions are safe.
- All fire equipment is checked & serviced at regular intervals to ensure that they are ready to use & in good working order. The viewpoint fire unit was treated for rust, repainted & given a new jockey wheel.

Seclusion sites:

- This project was born in 2021, its aim is to “recycle” the topsoil and brush taken off the building sites and create areas of bush along the linear bush zones and break the linear nature of the bush. These sites also double up as an area of shelter for game species seeking to hide from inclement weather (extreme wind/rain etc).
- This project has outgrown what the nursery can provide in plants currently, purely due to the sheer number of building sites on the estate. The nursery plants designated for veld rehabilitation have also all been pushed into the berm at the bird hide for it to get enough coverage in a shorter period. Fortunately, seed regeneration has been observed and the planting of nursery plants is more to speed up the process.
- These sites were monitored regularly to assess the regrowth from sprouts & seeds that are found in the soil. Monitoring has shown that sites established in 2021 are doing far better and have more coverage than sites established in 2022, this is down to 2021 having good rainfall & 2022 being a far dryer year so far. Another factor is obviously time; however, these sites were compared to the same length of time between creation & monitoring (example site 10- first 6-month period etc.).



***The photo above shows site 1 from March 2021
vs the photo below showing a site from March 2022.***



- Aloes that were trimmed back from roadways and so forth were planted on these sites to try and help speed up growth & to hold the soil together, they are doing well & some have flowered already this past flowering season.
- Brush that has been removed from sites has been added to these areas of bare soil to create shade & better water retention, therefore promoting seedling germination & plant growth. Sites without brush are doing far worse than sites with brush.

Walking Trails:

- All walking trails were maintained throughout the year, some were cut by means of a Bossiekapper, others with the weed eater & others were trimmed open of encroaching bushes & branches.
- A new table & chair set was added to the road that runs through the middle of the veld to the construction camp. **(Photos below)**
- Signage that needed replacing were replaced & cleaned of bird droppings as needed.



Bird hide berm:

- This berm was created with soil from the building sites to help hide the structure from view.
- The berm consists of a lower layer of sub-soil & a thick top layer of topsoil from various sites.
- On the front right of the berm a wooden screen was added to help block the structure & provide some assistance to the plants in growing (Shade & wind protection).

Image below shows shaping process of the berm.



Image below shows the wooden screen being put up by the Springerbaai team.



- The berm was planted throughout the year with 4 main planting events:
 - **Event 1:** This was done in March with the help of the conservancy students. Around 30 aloes and 50 nursery plants were planted along the already completed section of the berm behind the solar panels. Grass seeds were also sown in this section.
 - **Event 2:** Once the entire berm was completed in early June, the Springerbaai team added around 200 plants to the berm and an additional 30 odd aloes.
 - **Event 3:** in early August, the conservancy once again helped to add plants to the berm, A further 50 plants were added, specifically on the north facing part of the berm & section next to the road running up to the reservoir. They also brush packed certain sections of the berm.
 - **Event 4:** On 1 September Estate Management invited owners to join us in celebrating arbour day & together we planted a further 65 plants on the berm.
 - **Other:** in-between we have added plants here & there as they have become ready/available for planting.

Trees for planting on Arbour Day.
(All from our nursery)



Fransmanshoek helping to add plants.



- Once planted the berm was watered on a regular basis to help the plants survive & grow.
- Branched & leaves were added to the berm to create a mulch to help growth & water retention, this is an ongoing process.
- 1 Milkwood & 3 candlewoods that were removed from building sites were transplanted, without success so far. These trees skeletons will serve a purpose of creating shade & protection for smaller plants.

Bird hide wetland:

- The borehole pump came online on the 4th of January 2022, since then we have been pumping water into the bird hide dam with the aim of creating & maintaining a wetland.
- Every Monday the level of the dam was monitored & changes recorded.

Picture shows level monitoring in mid-February.



- Once the water level reached its threshold point (the point where water lost to evaporation & ground seepage is the same as inflow) wetland plants were planted to help filter the water of excess minerals etc.

Picture below shows fullest water level with some wetland plants that were added.



- Natural water grasses have also appeared & were brought in by waterfowl that had seeds stuck to their legs, this helps create habitat for various insects in the ecosystem & most importantly oxygen for the water.
- Many Dragonflies & damselflies have been observed around the dam, along with lots of other water insects.
- With the increase of water, birds have been attracted to the bird hider for the first time in a while. Common species that are seen are as follows: Little Grebe, Red-knobbed Coot, Yellow-billed Duck, Grey Herons, Spur-winged Goose, various Canaries & Cape Weavers.
- The Little Grebes have successfully reared 3 chicks in the dam, Red-knobbed coots have been seen building a nest in the dam & there are plenty of Weaver nests in the vicinity.
- With the increase of birdlife, bird perches have been added strategically around the dam.
- Sadly, with the dry conditions over the last 6 to 7 months the water table close to the surface has dropped & because of this the drier ground has absorbed more water from the dam than what we can pump in. Once we get good rainfall again, we should be able to reverse these water losses after the water table stabilises.

Below level measuring sticks & part of 1 of the bird perches added.



2 Yellow-billed Ducks making use of the dam.



Species lists:

- Throughout the year various species of plants, birds, mammals, reptiles, insects & amphibians were recorded & the species lists for each one is updated each time or in some cases a new one is created.
- To date we have 115 birds on the species list, these have been observed strictly on the Estates property & not elsewhere in the conservancy or surrounding areas.
- The City Nature Challenge 2022, hosted on iNaturalist in Late April & early May helped to identify various species that were more difficult to identify.
- Work continues to update these lists & any contributions are welcome.

Cape Grass Bird.



Painted Reed Frog



Mossel Bay Tritonia



Mole snake



9.3. Work planned for 2023

- **Suurvy:** The focus will be on gropping & follow-up removals in areas that have been gropped, the area to be targeted is near the construction camp, an area that is well used by the game species on the estate but is rapidly being taken over by the suurvy. Monitoring of previously treated areas will be continued & resources placed towards keeping these patches clear as needs be. The Rocket stove will also be incorporated to try burn off removed suurvy to assist in preventing regrowth.
- **Rooikrantz:** The good work of the past few years needs to continue; we plan to keep pushing the belt back in areas close to the houses and maintaining areas that have been cleared by removing seedlings as they pop up (Especially along the Eastern fence where major clearing & follow ups have been done in the past). The Rocket stove will also be used to burn off excess branches in a safe manner.
- **Weed Control:** Weeds growing along the fence lines & roadways will continued to be sprayed on an as needed basis. Problem weeds in the grazing will also be tackled as is required throughout the year.
- **Nursery:** Removals of plants from building sites by the estate will continue as is needed. We will continue to try and expand the species available at the nursery & strive to maintain stock of those species present. We also aim to maintain our rehabilitation efforts from the nursery's point of view. Maintenance will be done as can be done & needed.
- **Fire management:** Controlled stack burns will be conducted as needed & the incorporation of the rocket stove to help reduce fuel loads in areas of concern. All firebreaks will be maintained as is required by law. Monitoring of areas burnt in the past will continue to help adjust the prescribed burning of certain sections of veld.
- **Seclusion plots:** The continuation of planting, seeding & brush packing of these sites is paramount. New methods that have been applied with success in the karoo will be tested to help improve water infiltration on these sites & therefore improve growth of plants on the sites. Monitoring of these sites will continue & improvements made after observations from monitoring.
- **Beach Cleans & related matters:** Staff will continue to clean the beach every Friday. We will investigate getting involved in the International Coastal Clean Up again in 2023. A Beach clean will be conducted shortly after New Year's Day & other dates during holidays can be looked at if there is enough interest in conducting some.
- **Bird hide & area:** The berm will continue to be watered, planted, seeded & brush packed as needed. Monitoring of the state of the wetland is important and will be important to see where improvements can be made (i.e., add more perches as needed/wetland plants etc). A portion of the grazing near the dam will be irrigated in dryer times to try & relieve grazing pressure on the drier sections of veld.
- **Walking trails:** Are to be maintained & enhanced where possible as per usual.



- **Species Lists:** The Estate will continue to partake in iNaturalist projects to identify species found on the estate. Digital species lists will also be started & anyone wanting to help is more than welcome. These lists will be updated & can be requested by owners.

Importantly most of these projects mentioned are long-term and often full results will only be seen further down the road, therefore emphasis on monitoring is especially important.

9.4. Objectives for Environment and Game

- Maintain and protect the natural environment (fauna & flora).
- Ensure aliens are eradicated especially where they present a fire risk.
- Introduce sufficient natural disaster precautions and planning e.g., Fire breaks & reaction procedures.
- Participate in REVAG against large-scale developments in our region.
- Improve the use of green alternative resources and reduce waste and pollution.
- Encourage water saving measures as well as rainwater harvesting and storage.
- Reduce unnecessary driving on the estate.
- Protect fauna and flora.
- Game to be cared for and grazing carrying capacity used to determine ideal game numbers. This will be guided by the Game Management Operational procedure.

10. BUILDING AND AESTHETICS:

CHARL VAN DER WALT

10.1. Objectives of the BAC:

- To maintain a tranquil estate and ensure that fauna & flora are not disturbed.
- To maintain the current Architectural style while continuously reviewing and aligning the Aesthetic and Building Regulations with updated regulations and new initiatives which can improve our lifestyle and sustainability.
- To investigate measures which can add value in sustaining our lifestyle, for example renewable energy applications, water reclamation, alternative building materials and alternative water sources.
- To ensure that existing buildings and infrastructure are maintained to an acceptable level.
- To improve public areas & management facilities on the estate.
- To assist in any disputes and complaints regarding the application of the existing regulations.

10.2. Work conducted by BAC during the year:

- The Building & Aesthetics Committee convened formally each month to conduct inspections and evaluate submitted plans. In addition, the BAC met informally on several occasions to do ad-hoc inspections on homes for final adherence to regulations before issuing a letter of



compliance. A meeting was also had with the Mossel bay Municipality regarding the adherence of our Resort II zoning status with specific emphasis on additional carports.

- Springerbaai has a total of 117 erven available for building of which 65 had been completed by the end of 2021. Of these 65 houses, 13 families regard Springerbaai as their main place of residence. By the start of 2022, 6 new houses have been in various stages of construction namely Houses 24 (vd Walt), 42 (Janse van Rensburg), 88 (Duraan), 114 (Voigt), 133 (Aldum) and 135 (Mills) and all of these received their occupation certificates during the year. A warm welcome is extended to these families, and we trust that you will embrace the Springerbaai way of living and find home to be in these beautiful surrounds.
- At the start of the year, 14 house plans were in various stages of approval namely Houses 13 (Davel), 26 (van Staden) 39 (Goosen), 50 (Conradie), 52 (van Zyl), 69 (Walters), 75 (Basson), 85 (Groenewald), 100 (Engelbrecht), 118 (Arendse), 119 (renovations-Williams/Vishwas), 125 (Conradie), 128 (Benn) and 136 (van der Westhuizen)

Of these 14 houses, 6 houses were completed in 2022 which makes it a total of 12 new houses which were completed in 2022. At the end of 2022, 77 houses have therefore been completed at Springerbaai.

- During 2022, two stalwarts of the BAC namely Kathy Lochner and Mark Rosenbaum resigned following a tenure of serving the BAC for a period of 20 years and 7 years, respectively. The BAC wishes these two persons all the best with a well-deserved rest and conveys our deepest gratitude for the unselfish way in which they served Springerbaai using their expertise and talents. The current ambience at Springerbaai is a testimony to their dedication and time spent in ensuring adherence to Springerbaai's Environmental Management plan. Both Ian Duraan and Concha Shawe served on the BAC during the year, and both played an important part in the review of the current regulations. The BAC also wishes to express our thanks to these two individuals for their dedicated time. Des Doyle joined the BAC during the year to assist in the workload and all his inputs are dearly appreciated. Our thanks are also extended to Talitha for being the interface between the Contractors, Owners, and BAC and for handling all the communication such as the minutes and all the related correspondence between the parties.
- The occurrence of heated splash pools at Springerbaai is of concern to the BAC and has been referred to the Trustees as being a case for all MEMBERS to be voted upon as per the Springerbaai Constitution Clause 36.8.5. ("fires may only be made in approved fireplaces").
- The large amount of houses under construction led to several inspections during 2022 with an inspection fee amount received of R 88,000. As the BAC members are based at Springerbaai, no travel expenses were paid. Expenses during 2022 were:
 - Gratitude gifts towards Kathy and Mark for their long-standing service on the BAC.

- A gas stove for the Fransmanshoek Conservancy Team to an amount of R2,500; and
- An amount of R 10,000 for contributing towards Matomane's rebuilding of its home after the fire incident.

10.2.1 Architectural regulation revisions: JANUARY 2023

The BAC's review of the current regulations is foreseen to be complete and approved by the Trustees early in 2023. The main objective of this year's review was to make the current regulations easier to read and to ensure an unambiguous interpretation of these regulations.

10.2.2 Architectural regulation changes – Decisions required at AGM

A. Heated Pools

Two owners have installed contained fire systems to heat their small pools. Currently our Constitution in Clause 36.8.5 states that "fires may only be made in approved fireplaces".

The BAC visited two of these units at our estate and is of the opinion that the fire making section is safe in that the fire is contained in a dedicated section with a closed door. The mechanics of making the fire and cleaning of the ashes do not differ from current practice in outside approved fireplaces.

The chimney must have a spark arrestor as per current regulations. Typical types (photos taken from the internet) are indicated below.



Members are to approve a change to Clause 36.8.5 to include contained fire mechanisms for pools.

Please see **Annexure A of AGM decisions** required.

B. Alternative materials – Balustrades – Regulation 7.8

Alternative materials for window frames, door frames and garage doors such as aluminium have been allowed together with the more traditional wood material. Requests were made to extend this allowance for alternative materials to also be applicable to balustrades per Regulation 7.8.3 & 7.8.4

The picture bottom left is a typical setup for a deck where a balustrade is required, while the picture to the right is as per the current Springerbaai regulations. The national building regulations require a 100 mm opening (vertical or horizontal) where the deck footing is more than 1 m from ground level. If approved, the BAC will set sizes and colours of the various sections of the balustrade to best fit current architectural style.



Members are to approve a change in Regulations to include aluminium as alternative material for balustrades.

Please see **Annexure A of AGM decisions** required.

10.3 Work planned for 2023

- There are a total number of 7 houses under construction now, namely Houses 13 (Davel), 26 (van Staden) 39 (Goosen), 50 (Conradie), 75 (Basson), 100 (Engelbrecht) and 118 (Arendse). These houses will be checked for compliance with regulations during the year.
- 6 Houses with plans currently being submitted or in the process will be looked at namely Houses 22 (renovations De Vaal), 28 (renovations Lilley), 38 (renovations van Huysteen), 68 (renovation - van Greunen), 106 (Steyn) and 131 (Bannister).
- New plans for open sites will be evaluated for compliance with the latest regulations.
- The adherence to the 2013 gas regulations (position of gas and the maximum amount allowed) needs to be checked for all properties on Springerbaai and the BAC will appoint an independent qualified entity to investigate in this regard.



11. FINANCIAL REPORT:

WYNAND PRETORIUS

The economic landscape changed again throughout 2022 with interest rates increasing; resulting in higher bond costs for one, petrol and diesel prices increased, loadshedding affected many businesses and on the political front coalitions changed and changed again! Fortunately, Mossel Bay Local Council has been stable, and services provided are far above any other local council in South Africa.

Despite a challenging year, the management and staff accomplished a lot throughout the year controlling costs and remaining within budget.

The 2023 capital projects undertaken are detailed in the other Trustees Reports. For 2023, we are proposing to **increase levies at 6,8% plus R 240 for the Ombud = R22 011 per annum. Levies to be paid before the end of January 2023.** Total income is budgeted to increase around 8%. Other than inflationary pressures of between 6 and 7%, the main contributors to the increase in costs are as follows:

- Fuel costs
- Eradication of Rooikrantz
- Fire Prevention
- Rates & Taxes
- Game and
- Security

As you will see in Ian's Infrastructure Report though, a significant amount of capital will have to be spent on the road. Please keep in mind, this is not just merely maintenance, but spending capital now to ensure we save on maintenance costs in future years. To fund this, we are planning to use some of our Road Reserve Fund and accumulated funds in the 2022 budget.

Our General & Accounting expenses is planned around a 4,5% increase while HR is at 7,4%. Please remember that although a 7% salary and wage increase is proposed, the base is small with wages starting from just over R4000 per month.

Security increases with 10,5%, again off a low base. More tags and remotes will be needed as the number of houses built have increased and will increase even more in 2023. The main gate has been replaced, but we have planned some operating capital for the gate motor and gate cameras.

Infrastructure budget will increase with over 30% from the 2022 budget. Already mentioned is the fact that the road needs some attention. Due to steep increases in fuel costs, we have overspent in 2022 on this item and we have budgeted a high increase in fuel spend for 2023.



As far as the budget on game goes, Ruben will report on the culling of the Zebra, bontebok and springbok on the estate and some funds have been budgeted for the nursery, please refer to his report.

Looking at the income vs the expenditure on both capital and operating costs, there is a shortfall of around R354 262 in the 2023 budget. Over the last few years, we have accumulated funds in our bank account and the R354 262 shortfall will be funded from this accumulated fund. That will still leave us with around R900 000 for unexpected items. In 2022 we have also transferred R 100 000 to our contingency fund.

Thank you to Talitha who has controlled the expenses, ensured that all levies as well as outstanding levies collected and did most of the work on the 2023 budget.

11.1 Status of Investment and Reserves incl REVAG September 2022

ABSA Investment – Contingency Fund:	R 1 033 945
At the beginning of the year	R 896 442
Transfer from General Reserves	R 100 000
Interest Earned	R 37 503
ABSA Fixed Deposit – REVAG Fund:	R 245 627
Transferred from Standard Bank Equity	R 232 000
Paid over to REVAG prior year	(R 71 920)
Net Investment proceeds	R 85 547

11.2 Financial Controls

Sage Pastel is helping in accurately managing the day to day as well as the monthly expenses vs income.

11.3 Governance and Internal Controls

Financial and Procurement Procedures and Delegation of Authority (DOA) remains in place.

11.4 Work planned for 2023

- Workman's compensation registration in process and should be finalized within the first quarter of 2023.



- Monthly accounting continues on Pastel SAGE.
- Pay the Ombud @ R 240 per erf.

11.5 Annual Financial Statements 2022:

During the year under review FinCam (C Bredenkamp) performed the duties of Independent Accountant. Duties included processing the monthly salaries of management and staff and the preparation of the Annual Financial Statements.

The Annual Financial Statements prepared by the Independent Accountant is attached to this documentation. **(ATTACHED - ANNEXURE B – Annual Financial Statements)**

Please note that the Budget runs from 1 Jan to 31 December 2022 but the Financial Statements remains from 1st October 2021 to 30th September 2022 every year:

11.6 Proposed Budget for the 12 months to 31 December 2023:

INCOME / REVENUE	BUDGET 2022	PROPOSED REVENUE BUDGET 2023
LEVIES	2,385,000.00	2,547,180.00
OTHER INCOME	317,080.00	365,080.00
TOTAL INCOME / REVENUE	2,702,080.00	2,912,260.00
	-	
EXPENSES (OPEX)	EXPENDITURE BUDGET 2022	PROPOSED EXPENDITURE BUDGET 2023
Administration & General	320,980.00	335,580.00
Human Resources	908,211.00	975,609.77
Infrastructure (Opex) Repairs & Maintenance	715,405.00	933,832.50
HLP (Heat, Light & Power) Water, Rates & Taxes, Energy	132,000.00	145,000.00
Environment & Game Management	86,000.00	100,000.00
Security & Fire, life, and safety	57,463.64	63,000.00
SUB TOTAL - OPERATING EXPENSES	2,220,059.64	2,553,022.27

EXPENSES (CAPEX)	CAPEX EXPENDITURE 2022	PROPOSED CAPEX EXPENDITURE 2023
Add Weathered Granite Material	50,013.00	278,500.00
Fire Prevention - upgrade of hydrants / fire equipment etc.	5,000.00	8,000.00
Water/drought Risk BOREHOLE	175,000.00	-
Suurvy removal project	30,000.00	40,000.00
Seclusion plots - fencing and planting	10,000.00	11,000.00
Rocket Stove	50,000.00	-
Scooter	23,000.00	-
Fence	225,000.00	278,000.00
Gatehouse Thatching Maintenance Combing	36,000.00	-
Installation Of New Water Meters Reservoirs	45,600.00	-
Game Purchase	85,000.00	-
Toilet At Bird hide	35,000.00	-
BATTERY OPERATED ANGLE GRINDER		5,000.00
TRAILER - HERBICIDE UNIT (CURRENT TRAILER 12YEARS & RUSTED)		15,000.00
GATEHOUSE - WIRING & CHECKING ALL CABLES & WIRES, DB BOARD		10,000.00
VIEWPOINT PERGOLA		25,000.00
HANDRAILING AT VIEWPOINT AFTER PALISADES		10,000.00
VEHICLE RUST REPAIRS 4X4 ROOF RUSTING BADLY (QUOTE OBTAINED)		27,000.00
CANON / NIKON CAMERA FOR ESTATE PHOTOS		6,000.00
CAPITAL EXPENDITURE	769,613.00	713,500.00
TOTAL OPERATING & CAPEX EXPENDITURE	2,989,672.64	3,266,522.27
OPERATING & CAPEX RESULT - PROFIT (LOSS)	(287,592.64)	(354,262.27)



We believe we have covered the necessary expenditure to manage the estate for 2023 and keep levies reasonable. Trustees have R 200 000 discretionary power to allocate funds within budget lines or new items subject to them not exceeding the overall budget for the year.

11.7 Objectives for Finances:

- Through sound and transparent financial management, match annual levies with the necessary expenses which are required to maintain our assets.
- Keep annual levies at an affordable and acceptable level whilst maintaining adequate capital reserves.
- Improve transparency and involvement with the finances.
- Avoid unnecessary and wasteful costs like legal, fraud, accidents by improving internal control.
- Sound investment and procurement decisions through improved contracting and assessment.

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