



SPRINGERBAAI ANNUAL REPORT

BY

CHAIRPERSON AND TRUSTEES

20 December 2023



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1. OVERVIEW BY THE CHAIRPERSON:

WYNAND PRETORIUS

It is our privilege to report back to the Home and Property Owners on the activities of the Board of Trustees of 2023.

The various portfolios were allocated as follows to the Trustees of 2023:

Wynand Pretorius <i>Chairperson</i>	General Management REVAG / FMHC Finances, Budget 2024 Internal Control Ombudsman Human Resources
Wim van Zyl	Legal Insurance Environmental Management: Pre-cautionary Burns, Eradication
Charl van der Walt	Infrastructure: Roads/Water Network/Paths/Dams/Hides Fire Risk Borehole
Des Doyle	Aesthetics & BAC Special Projects (Image Improvement)
Ruben Opperman	Game Management Security
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:

It has been another challenging year! Interest rates are sky high; petrol and diesel prices have increased consistently over the last 12 months and the impact of climate change has affected weather patterns in Mossel Bay as well. There were also several security incidents in Vleesbaai, Boggomsbaai, Grootbrak (on a farm) and even stock theft at a surrounding farm in the area.

Firstly, Mareo Bekker was kept busy with some more action on the REVAG front. There was another application from Total Energy and REVAG did a Scoping Report for the Environmental and Social Impact Assessment (“ESIA”) for the Proposed offshore PR and EA Application for Block 11B/12B by Total Energies EP South Africa (“TEEPSA”). These comments are available from Talitha should you be interested. Mareo also did a great job in capturing the history of REVAG from inception and this is insightful reading and available from the Springerbaai Office.

If you have not read the history of the game culling vs capture written by Jade, you can get a copy and read this report at your leisure.



As Trustees we have concentrated on mainly three areas for 2023. Firstly security, sustainability of Springerbaai as a residential estate being self-sufficient (with some strategic insights from Mareo Bekker) and lastly, fire risk (a concern raised by Michelle Williams, a Homeowner, during 2022 AGM).

As far as security goes, Ruben assessed the security of the estate and the residents by looking at the fences, the main entrance gate, the risk from the beach and then contractors, cleaners and other service providers entering the estate which includes delivery of parcels, groceries, etc. Some work has already been done in securing the estate more from the beach side, Kleinbos side and upgrading part of the fence has been budgeted for in 2024.

Ruben will be presenting a radio communication system at the AGM to enhance the security on the Estate. Our concern is that there are several risks from security to fire to medical conditions. Should there be a fire for example, and one of the residents sees the smoke, who do they contact? If there is loadshedding, the cell phone signals might not work. Residents do not look at their WhatsApp messages all the time. If a Homeowner has sustained a snake bite, have a heart attack or someone sees an intruder at night at their window, it could be difficult to get hold of someone say at 03:00 in the morning. A radio system where a Homeowner could talk to all residents who are on the estate at once, could mobilize 15 or more people (for example) to respond to a radio call.

Taking into consideration the serious water contamination in Hammanskraal in the earlier part of 2023, also parts of KwaZulu Natal and other areas in South Africa, we decided to look for water sustainability solutions for Springerbaai. Although the water currently supplied by the Municipality is of excellent quality (please see the report under Charl's section), we must consider sustainability for the future. Mossel Bay is a growing area, and the prediction is that by 2027, there probably won't be land available for new developments in the Mossel Bay area. This puts a huge strain on the municipality to provide good quality drinking water for the growing number of households.

Apart from the serious effect on water availability, especially during dry seasons, a change in local government could also have a disastrous effect on water quality (as one of many reasons). Therefore, it was decided that we task Charl van der Walt with investigating converting the borehole water to drinking water. Furthermore, he will be looking at the feasibility of converting sea water to fresh water. Charl has already done some work on this. The cost of this technology has become much more affordable, but the cost to get the water to our future supply tanks seem prohibitive for now. This is still an option for the future but in the meantime the borehole capacity could supply Springerbaai of drinking water, once the system to treat the borehole water is in place. We would encourage owners installing water tanks and harvesting rainwater at the houses as another alternative which is under consideration. Specifications will be forthcoming from the BAC in 2024.

Fire is a sure risk and has been exacerbated by climate change. The Trustees started looking at the fire risks on the estate. One of the concerns raised was the thatched roofs. In 2022 a vote was taken at the AGM to not deviate from thatched roofs. It was rather decided that a holistic approach needs to be taken on fire risks and the prevention.

The current fire breaks were widened, and the Mossel Bay Fire Department is invited annually to inspect our fire breaks. We rent a tractor and "bossie kapper" to maintain the fire breaks twice a year. The Rocket Stove will be used to discard some dry brush, suurvy and weeds rather than open fires. All fire hydrants are serviced as well as the fire trailers. A fire awareness day is planned for December so that owners can learn how to start the fire unit and use as an extinguisher. We also believe the radios could assist in early detection of a fire as there are currently 27 families living on Springerbaai permanently.

Concha has relooked at the Contractors & Sub-Contractor procedures and special attention was given in these procedures to ensure all contractors understand that the making of fires is prohibited.



One of the risk areas is the beach area as we have little control over fishermen (as an example), making fires on the beach. The proposed camera we wanted to install for, amongst security observation, is early detection of fires. This camera is cost prohibitive, and we will be investigating this risk area in the new year again.

Last point we want to highlight on fire is the insurance risk. Wim will be presenting on this, and you can also read through his report. Some insurers do not want to insure property and/or household contents at Springerbaai. We also believe some Homeowners who took out insurance might not be paid out in the event of a fire as there are numerous obligations that Homeowners might not be aware of as small print in their insurance policies.

Des has been kept busy with his BAC Team as new houses, renovations and extensions were done in 2023. Des and Charl had a relook at some architectural guidelines and some of this has been simplified. New houses are planned for 2024 and currently 4 houses are in build. A big thank you to Des and his BAC Team who sometimes operate in trying circumstances.

As mentioned in one of the newsletters, we are proposing to put forward a proposal to extend some of the Trustees tenure past the three (3) years. The reason is of strategic nature as most of the current Trustees are experts in their respective fields (3 live on the Estate permanently) and the three main strategic areas, we believe Springerbaai should focus on (security, sustainability, and fire protection) as well as the game, justifies the proposal.

NEW APPROACH FOR ELECTION OF TRUSTEES

1. Introduction

At the Annual General Meeting (“AGM”) of the Springerbaai Homeowners’ Association (“HOA”) held in December 2017, it was proposed that a number of amendments be affected to the Constitution of the HOA. It was inter alia proposed that the term of office of Trustees be limited and that the Trustees rotate, without jeopardising continuity.

It was difficult to reconcile these principles. A compromise proposal was ultimately approved at the 2018 AGM. The wording of paragraph 24 became very involved, and it was envisaged that the wording would have to be reviewed in future.

2. Clause 24 does not work in practice

Clause 24 does not work in practice for, amongst others, the reasons set out below. This causes the other principle that had to be preserved, namely continuity, to fail.

- Key portfolios such as Wildlife Management, Infrastructure, Finance, Building and Aesthetics Committee (“BAC”) require expertise and experience.
- Each time members retire; valuable experience leaves with them. It often takes new members a year or more to find their feet. Continuity is lost. It's not in Springerbaai' s best interest.
- Some portfolios are engaged in medium-term projects that take several years to complete.
- Trusteeship involves more time, energy and inputs than what is visible from the outside and what the newly elected member expected - that is why some new trustees resign after only a few months. This then leaves the rest of the trustees with the task of finding and co-opting a new person.
- It is often difficult to persuade members to stand for election as trustees.
- "The definition of insanity is doing the same thing over and over again, but expecting different results" - Albert Einstein



- The Trustees requested Mareo Bekker to review the matter and to generate a new regime.

3. A new approach is needed

Mareo highlighted a few matters which have to be taken into account:

- Springerbaai has grown significantly over the last 22 years. Almost 90 houses have been built and there are about 27 families who live here permanently.
 - The work of the Resort Manager and her assistants and helpers has expanded considerably. However, they cannot handle all the work themselves.
 - The Trustees fulfil an indispensable role. They meet monthly and share supervision and responsibilities with the Resort Management. Think, for example, of the BAC, which carries out monthly site inspections.
 - Trusteeship is a voluntary role to which a member is elected and for which no remuneration is paid. However, the Trustees have to set aside a lot of time for this.
 - The ideal is that each member of Springerbaai will eventually get his turn as Trustee - this way we divide the "burden" among everyone. However, it is an unattainable ideal. Some members live elsewhere or are just not interested in serving.
 - Some former Trustees feel that they have had their innings and will only be prepared to serve again once every other member has had his/her turn.
 - It is often those willing to work who end up doing all the work. So, there is continuity, but not new blood. It's very difficult to find the perfect balance between continuity and rotation at all times.
 - At their first meeting the newly elected Trustees elect a Chairman from among their ranks.
 - It is the prerogative of the Chairman to consider his co-elected Trustees and then assign appropriate portfolios to them. These are mostly based on a Trustee's expertise, background and experience. [Example: It is in nobody's interest to assign the Wildlife Management portfolio to someone who knows nothing about game and is not interested in managing them.]
 - Over the past two decades, a few portfolios have emerged that are needed in Springerbaai, which we can call "core portfolios": Finance; BAC; Infrastructure and roads; Game management; Environmental matters; Communication; Special Projects" eg borehole, security.
 - What constitutes a core portfolio can change over time. The names of the portfolios may therefore change from time to time.
- In light of the foregoing, it is suggested that we move away from the concepts of "terms" and "rotation" and take a fresh approach to best meet Springerbaai' s growing needs.

4. Outline of proposal

- A. That the number of trustees be increased from 6 to 7 to carry the increasing workload.
- B. That members be informed well in advance of the next AGM of the proposed core portfolios of the Trustees for the next year.
- C. That a member be nominated for a specific core portfolio, motivated by a brief outline of his/her expertise, background and experience. The member must accept his/her nomination in writing.
- D. That Trustees be elected one by one and that the voting takes place one core portfolio at a time, subject to the following guidelines:
 - If there is a **vacancy** (because the Trustee resigned or retires), a vote is taken between those members nominated for that portfolio;
 - If an existing trustee is willing to continue, but **one or more other members have also been nominated for that portfolio**, a vote is taken between all those persons. If there are three or



more nominees, the person receiving the least votes will fall out and a next round of voting will take place between the remaining nominees until a winner emerges.

- If an existing trustee is willing to continue in that portfolio, and **no one else has been nominated** for that portfolio, the existing trustee can be re-elected and voting will take place; if he/she does not obtain a majority of the votes cast, a vacancy will arise, to be filled by the newly elected Trustees co-opting a suitable member as Trustee for that portfolio.

5. Advantages and disadvantages

The advantages of this approach can be summarised as follows:

- ✓ There is no need to specify a maximum term or to provide for rotation.
- ✓ It is up to members themselves to annually determine who should continue as Trustee in his/her portfolio.
- ✓ Should the majority of members be dissatisfied with the performance of a Trustee, they can vote in favour of another nominee proposed for that portfolio; if there is no other nominee, they could vote against the incumbent on the ballot paper and a vacancy will arise – to be filled by the elected Trustees later by co-option.
- ✓ Existing Trustees will therefore be replaced by members as and when the need arises.
- ✓ It will be easier to replace an existing Trustee in a specific portfolio if members can convince a competent member to accept his nomination a trustee for that specific portfolio.

It may be perceived as a disadvantage that an existing Trustee may serve for a long period - if allowed to do so by members. Some Trustees served with distinction for long periods in the past. It will be entirely up to members to decide annually who stays and who goes. But if members are not prepared to step forward and offer their services, they must not be dissatisfied if incumbent Trustees serve for longer periods.

6. Wording of proposal

The wording of the proposal is set out as Special Resolutions 1 and 2.

Note that it is proposed that both resolutions are effective immediately upon approval.

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.

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 Boggomsbaai Community 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:

WYNAND PRETORIUS

2.1. 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.

2.2. Work conducted during the year:

- REVAG AGM will be held on the 19 December 2023.
- Numerous emails were received regarding potential threat in and around the area.

2.3. Work planned for 2024:

- 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.
- Continue attending the Fransmanshoek Conservancy Management meetings.
- Maintain Communication with other Estates and regional entities including FMHC and REVAG.



3. HUMAN RESOURCES:

WYNAND PRETORIUS

3.1. 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.

3.2. Work conducted during the year:

- Two staff members were appointed on a full-time basis to ensure compliance to the Labour Relations Act. We added 10-day unpaid paternity leave to all permanent staff members.
- At the AGM we will put forward a proposal to award a 20-year as well as 25-year Long Service Award (Annexure C) to staff members. Taking into consideration that Springerbaai does not have a pension/provident fund and no medical aid for any employee, we believe that an award after 20 years of service equal to one month's salary, could be good recognition for loyal long service employees.
- Congratulations to Talitha and Jade who has completed their Level 3 First Aid Course and are qualified First Aiders Level 3.
- Wel done to Matomane he passed his learner's license.
- Also, congratulations to Siya and Matomane who's wives had babies during the year.
- On a sad note, Siya's house has burned down during an uncontrollable fire. Talitha sent a WhatsApp to Springerbaai Homeowners. Thank you to all the members who opened their hearts and wallets, and a substantial amount was donated to rebuild the house. The fund is controlled by Talitha and household goods and food will be purchased from this fund.
- Reviewing of Performance contracts and carried out performance reviews of staff.
- 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 house 108 & 119 that donate throughout the year the staff with fresh fruit, snack, and biscuits.

3.3. Work planned for 2024:

- Quarterly performance appraisals of all staff.
- Purpose Driven Training to be assessed and executed.
- Matomane to obtain his driver's licence in 2024.
- Talitha and Jade to attend more environmental and networking meetings.

4. LEGAL / INSURANCE MATTERS:

WIM VAN ZYL

Insurance matters: Fire - Coverage for Building and Home Contents Insurance:

Uncontrolled veld fires present one of the most significant risks in Springerbaai. The most effective way to mitigate this risk is through prevention. Many homes have fireplaces which should be equipped with a spark arrestor. The absence of a spark arrestor not only endangers the estate but could also lead to the rejection of an insurance claim if a fire originates at your residence.

All homeowners are advised to review the specific terms of their short-term insurance policies in this regard. There are two distinct issues to consider. Firstly, short-term insurance providers typically have standard clauses and exclusions related to property or content damage caused by veld fires. Most insurance companies require that a specific clearance, typically ranging from 5m to 25m, be maintained around the building; otherwise, you may not have coverage for fire-related losses. Please ensure that this requirement is not stipulated in your policy or consider an alternative insurance provider.



Secondly, there are requirements for coverage of your house contents in case of theft. Many insurance providers insist on an alarm system linked to an armed response company, steel gates for all exterior doors, and burglar bars for all windows that open to the outside. If you do not meet these requirements, you may not have coverage. However, you can negotiate with your insurance company to increase the excess and waive these requirements for housebreaking and theft.

General information regarding veld fires: All homeowners are directed to the specific requirements of The National Building Regulations (SABS 0400: 1990 Part T), the Springerbaai Architectural Guide, and the BAC's Building Guide to ensure compliance with minimum standards. Homeowners are strongly encouraged to take all necessary precautions to prevent fires from starting or spreading. Copies of the referenced documents are available upon request.

Effective safety measures to protect your dwelling from fire include:

- Ensure the roof structure complies with minimum building regulations.
- Regularly inspect your chimney's spark arrestor.
- Have at least two 1kg DCP (Dry Chemical Powder) or CO₂ fire extinguishers in the building, with one near the kitchen and another close to any indoor braai area. Ensure they are well-maintained.
- Install a minimum of two smoke detectors and air quality monitoring devices, one in the kitchen and the other near fireplaces or braais.
- Keep the area surrounding the building clear of bushes, grass, and overhanging trees, and plant fire-retardant vegetation.
- 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 fynbos.
- Keep your hose pipe permanently connected to a tap.
- Consider installing an approved sprinkler system on your roof.
- Stay vigilant for signs of smoke or fires, even on the beach.

While our Springerbaai office arranges annual inspections by the Southern Cape Fire Association for convenience, it is the homeowner's responsibility to install and maintain the spark arrestor. The spark arrestor should undergo an annual inspection, and it may need replacement or cleaning. It is advisable to take a photo after completion in case it is required for an insurance claim. The same principle applies to gas installations, electrical compliance, and regular chimney sweeps. Adhering to all these measures will enhance the safety of our beautiful estate and its thatched dwellings.

4.1. 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.

4.2. Work conducted during the year:

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

4.3. Work planned for 2024:

- Reviewing the structured procedures for Springerbaai.



5. COMMUNICATION & MARKET VALUE:

CONCHA SHAWE

We believe the newsletters sent out during the year is informative and resourceful of what is happening on Springerbaai.

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

5.1. 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.
- 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 mutual interest stories (i.e. resident photos, local wildlife happenings and notable events).

5.2. Work conducted during the year:

- We have continued to use WhatsApp as our main medium of communication. This platform not only facilitates the exchange of real-time updates but also ensures that every member is well-informed about the latest developments. By leveraging WhatsApp, we've created a seamless channel where information flows effortlessly, keeping everyone connected and engaged.
- A crucial aspect of our communication strategy has been the emphasis on sharing content that resonates with our homeowners. Consequently, depending on the nature of the communication, we have made a conscious decision about its audience. If the information is essential to everyone, regardless of their location, we've ensured that it reaches all parties. On the other hand, in some situations, the communication might pertain specifically to the on-site activities or concerns. In such cases, the information was selectively shared with individuals who are physically present. This targeted approach is especially useful when discussing matters that require the input or presence of those physically on-site. By tailoring our communication strategy based on the context and audience, we have ensured that information is disseminated effectively and efficiently, meeting the needs of the homeowner groups.
- In our communication efforts, we have also actively focused on not just the content of our messages but also their visual presentation. We have consciously worked on incorporating appealing images and layouts into our messages. Whether it's through vibrant images, infographics, or creative typography, our goal is to create messages that not only inform but also improve our communication effectiveness. By focusing on these shared interests, we have fostered a strong sense of belonging among our homeowners. Even for owners who are not physically present on Springerbaai, these updates create a bridge, allowing them to feel connected to the pulse of on-site activities.
- We have continued to share our Springerbaai newsletter via WhatsApp.
- Hope you also saw and enjoy the changes we have made to the newsletter this year.



Our focus on visual appeal was not merely about aesthetics; but by investing in the visual aspect of our communication, we tried to enhance the overall quality of our messages and to make our communication efforts more impactful and meaningful.

- Up until now, we have published our regular three quarterly newsletters, and the fourth one is scheduled for distribution at the end of November. Additionally, we have introduced a unique "Spring" Newsletter, commemorating the seasonal change at Springerbaai. This special edition was warmly received by everyone.
- The Springerbaai Facebook page operates as a private group, allowing access exclusively to members and their families. The page's membership has grown slightly to 167, accounting for both departures and new additions among the owners. However, it's important to note that this figure does not provide an accurate representation as there are several owners who are not on Facebook.
- The Springerbaai offices' Wi-Fi has now also been made *Loadshedding-proof* to have access to WhatsApp and email during those times. The main gate calling systems still works via cell network signal and this is still unfortunately dependable on signal from the cell towers during loadshedding.
- Springerbaai Policies and Procedures that was reviewed and updated / in the process of being updated.
 - Facebook & Instagram Procedure
 - Contactors Procedures
 - Long Service Award
 - Gate control Procedures
 - Homeowners Regulations
 - Ecological Burn procedure
 - Recruitment and Selection Policy
 - Architectural regulations

5.3. Work planned for 2024:

- Reshare the Environmental Education and/or Species Profile as per the Fransmanshoek Conservancy Reports via different communication platforms.
- "Get to know our birds" awareness.
- Encourage greater resident involvement in contributing to the newsletter articles.
- We will continue to engage and generate interest and participation in projects such as tree planting days, beach cleanups and other environmental awareness days.
- Facebook page to be updated with changed policy and procedure documents and newsletters.

6. INFRASTRUCTURE:

CHARL VAN DER WALT

6.1. Objectives for Infrastructure:

- To supply infrastructure in line with homeowner's requirements and expectations.
- To maintain this infrastructure in order to achieve maximum economic life.
- To optimize spending on infrastructure to minimize the effect on future levies.
- To investigate new developments and technologies with the view to enhance homeowner's lifestyle within economically viable parameters.

6.2. Work conducted during the year:

- **Roads**
 - The mole barrier to the section between the Contractor camp turnoff and the low point has been installed during January and February 2023. Thank you to all the residents bearing with us during this time and making use of the temporary service road.
 - The 5 km main road to the various residential areas was scraped in May 2023 and in November / December 2023.

- Day to day maintenance to the roads were done when required such as repair of potholes, cleaning of the run-off areas and cleaning of bushes at sides, to enhance visibility at specifically intersections. The maintenance on the tar sections potholes will be done in November / December 2023.



19 Jan 2023 – Excavation alongside the road with mole barrier being installed



23 Feb 2023 – Detour during mole barrier construction.

25 Oct 2023 – Temporary road rehabilitated

- **Water and Sanitation**

- Maintenance of mechanical equipment is important, and we took advantage of the high rainfalls experienced to have the current borehole pump serviced and in addition augmented the setup with a standby smaller pump which will be able to utilize the solar power for longer periods in a day. As per the geohydrological test conducted in August 2021, the level of the borehole was adjusted upwards toward 55m below ground level where major fracture zones were found feeding the borehole. Drawing down lower than these levels can cause a loss in pressure within these fractures which might lead to collapsing of these feeding zones reducing the yield of the borehole.
- The water leak from the incoming feeder pipe to the reservoirs at the contractor's site was repaired. This section of pipe is troublesome and will need to be replaced in the near future.
- Water qualities were measured at selected areas in the estate on 15 September 2023 and results are indicated in the Table below. Our potable water as received from Mossel Bay is of good quality and all parameters comply with the National regulations. The Manganese levels as received might be a bit on the high side, but as you can see it drops as it leaves the reservoir and stays low in the reticulation system. Scouring of our reservoirs are done to remove the settled-out sludge. Microbiologically, all water tested are excellent, and even the borehole water is safe to drink, however, the red marked figures of the borehole water indicate elevated levels of salinity and hardness (Calcium and Magnesium). Our water has salinity levels approaching 6,000 mg/l, while seawater has levels of 33,000 mg/l. Further treatment of this water will therefore be required to render it potable.

	SANS241 RW guidelines	INCOMING	RESERVOIR OUT	DECK	#24	Borehole
Alkalinity (mg/l)	60-120	26.8	30.8	30	27.6	212
Conductivity (mS/m)	<170	41.5	41.6	36.7	41.1	918
TDS (mg/l)	<1200	266	266	235	263	5875
pH	5-9.7	6.48	6.97	7.03	7.32	7.1
Turbidity (NTU)	1 (operational) or 5 (aesthetic)	0.54	0.54	<0.3	<0.3	1.05
Calcium (mg/l)	80	13.4	14.4	16	14.2	355
Magnesium (mg/l)	50	7.15	7.11	6.18	7.07	192
Nitrate (mg/l)	<11	< 0.1	2.3	0.22	0.34	0.6
Iron (µg/l)	<300	40	38	<20	54	<20
Manganese (µg/l)	<100	98	<20	<20	<20	108
Hardness (mg/l)	20-200	62.8	65.2	65.3	64.5	1675
Total Coli (counts/100ml)	< 10	-	-	-	-	-
EColi (counts/100ml)	Nil	-	-	-	-	-

- The Springerbaai team regularly inspected the Super Sewer aeration units for any signs of overflow or bad odours and checking operations of the aerators. In addition, all the individual septic tanks of the homes were checked for efficacy, and filters replaced where required.



Re-adjustment of the borehole level and removing the pump for maintenance



The borehole pump was serviced, and a duty/standby pump arrangement is now in place.



Water levels at the bird hide dam



Sampling of water at the viewing deck.

- **Benches and Boardwalks**

- As per our maintenance program, broken planks were replaced, boardwalks oiled, rubber strips added and replaced where required and bushes along the side of the boardwalk clipped to keep the boardwalks clear.
- The access gates at the four boardwalks were regularly oiled and checked for operations.
- Razor wire has been added to some identified areas at the walkways to enhance security.
- The NSRI installed pink buoys at the four walkway entrances to assist in safety during emergencies. These buoys are on their coordinate system.
- Broken planks were replaced & all boardwalks were oiled with a mixture of Paraffin & Genheat 22 oil at the end of October beginning of November.
- 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.
- Hand railings were added to the viewpoint boardwalk in February.
- Storage table areas at the beginning of the boardwalks from the seaside will be closed off, for storage of umbrellas, boogie boards etc, all at own risk.
- The palisades were painted and treated throughout the year.



The pink buoys at the four walkway entrances.



Razor wire to improve security.



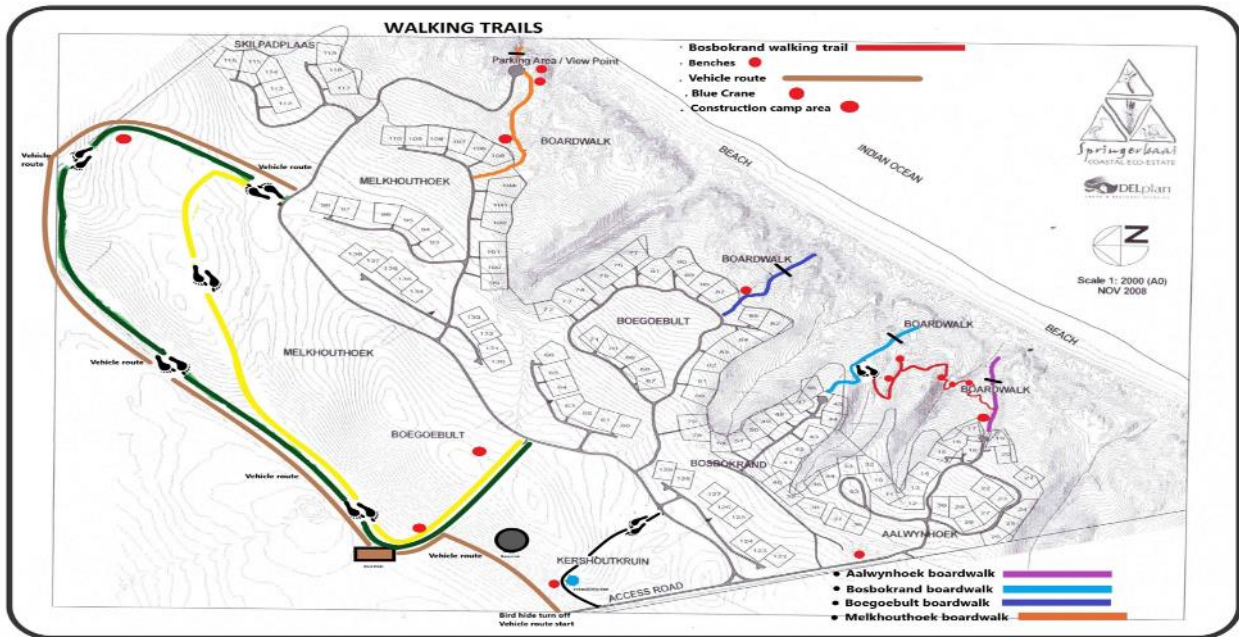
The bench overlooking the Blue Crane dam.



Most eastern bench view



On 6 Sep 2023, huge waves hit our beach and pushed back the high-water mark significantly. Sand was swept away while our buoys and bins narrowly escaped the sea encroachment. Thank you to the Springerbaai team who ensured that access is gained to the beach from some of our boardwalks.



Do you know that there are 17 benches scattered over our estate – take the time and discover the settings of them. The maps are available at the gatehouse.

- **Fences and Fire Equipment**

- Certain sections of the eastern fence have been replaced and enforced in March 2023. This formed part of our ongoing maintenance programme.
- Cape Nature inspected our fences for our adequate fencing certificate which is valid for 3 years.
- The annual inspection of all the fire hydrants was done in May this year. All units were tested and performed within specification.
- The houses (66 houses) on our control sheet 's fire extinguishers (143 extinguishers and 40 hose reels) were serviced and most of the fire extinguishers had to undergo a 5-year pressure test. Please ensure that your fire extinguishers are in working order.
- We will be having a fire awareness day in the beginning of December; a WhatsApp will be sent out.
- A no-tailgating sign was added to the main gate, while the time during which both gates are in the open position have been reduced significantly.



Cape Nature inspection for the adequate fencing certificate



Selective replacement of fencing.



Fire extinguishers – pressure tests being done



Annual testing of Estate fire hydrants – May 2023



Reflective sign added at Main Gate

- **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.
 - All sewerage systems at homes were checked & maintained, powder was also added at specified times.
 - Excess refuse not taken away by municipal waste trucks was stored & taken away to the appropriate dump sites when a full load was accrued.
 - Our staff walk the beach every Friday from phase 1 to the viewpoint collecting refuse washed up.
- Thank you to all the owners that do this on a daily or weekly basis.



6.3. Work planned for 2024:

- The pipeline from the borehole to the Blue Crane Dam could not be installed in 2023 due to budget constraints and this is now planned for 2024.
 - The tar section towards the south of the mole barrier portion, as well as selected areas on other tar sections will be treated with a chip-and-spray application early in January 2024.
 - A water surety master plan will be drawn up with the objective to position Springerbaai in the event of an outage from our potable water feeder pipe.
 - Our normal grading and re-graveling of the access roads will be done at 6-monthly intervals.
 - Ongoing maintenance to the roads, water reticulation, sanitation infrastructure, fences, boardwalks, and benches will be done.
 - Portions of the western fence from Erf 26 up to Blue Crane dam will be replaced in 2024.
 - New batteries for the gatehouse solar system will be procured.
 - Vehicle 2x4 rust will be removed.
 - Purchasing of additional battery for the battery-operated angle grinder for the maintenance on the palisades.
- **Blading (grading) of primarily the main access road:**
 - This work has been scheduled to take place in late November 2024.
 - 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 2024.
 - **Water**

Water meters are read on a monthly basis and invoiced every 6 months. There is a water availability fee that is on your Municipal accounts, this is a fee from the Mossel Bay Municipality to ensure that you have water available to you. And we invoice for your usage during the year.
 - **Sewers and Pump station:**

Normal preventative maintenance of the sewers and pump station equipment will routinely be done throughout the year.

7. RISK MANAGEMENT:

CHARL VAN DER WALT / WIM VAN ZYL

7.1. 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.

7.2. 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.
- Major rust repairs will be done next year on the fire units.

7.3. Work planned for 2024:

- 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 Fire risk management plan.

8. SECURITY:

RUBEN OPPERMAN

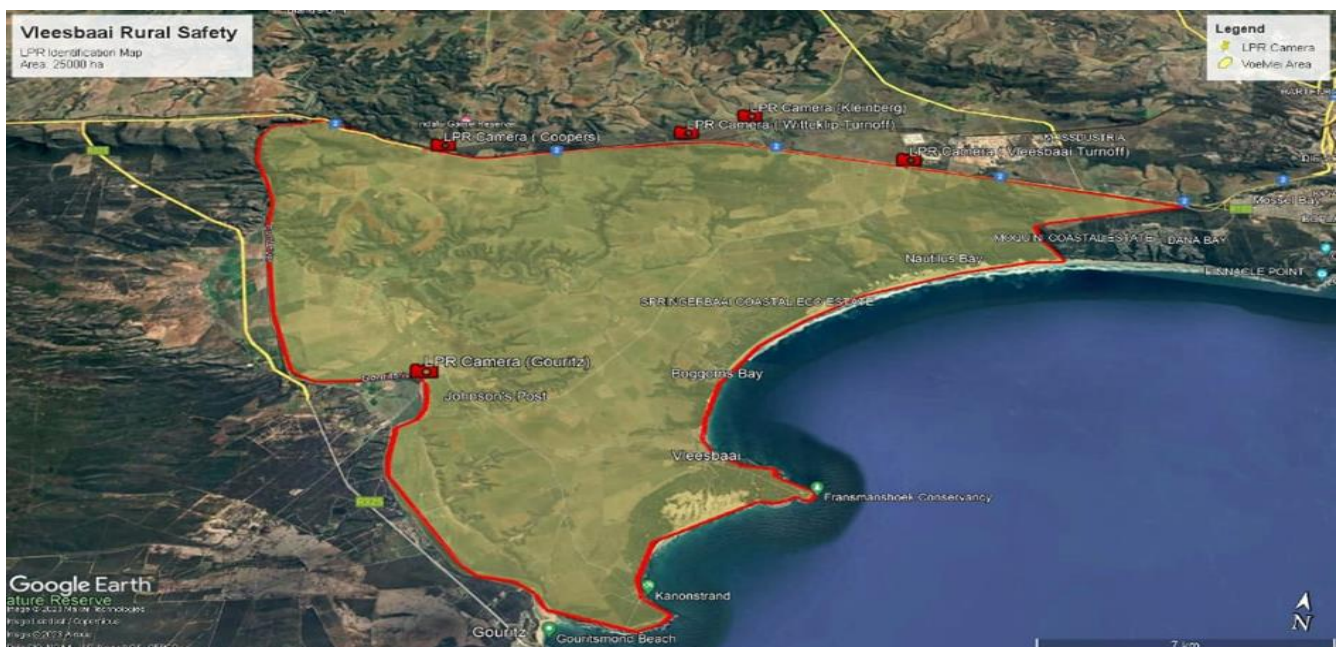
8.1. Objectives for Security:

- 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.

8.2. Work conducted during the year:

Security has become an increasingly prominent topic within our community, driven by the unfortunate incidents of breaches affecting our neighboring properties. Fortunately, we have not experienced any security issues ourselves. Nevertheless, we have been proactive in addressing areas of concern and actively engaging with the broader community.

A recent meeting with the Voëlvei Boerevereniging, our farming community, emphasized that security is a shared responsibility. Collaborating to expand the scope of our efforts ensures that potential threats are eliminated before reaching Springerbaai.





Upon closer examination of the map, it is evident that securing the marked-off area in red would significantly reduce the likelihood of external threats. In discussions with the Voëlvlei Boerevereniging, we are exploring a partnership where Springerbaai contributes a License Plate Recognition (LPR) camera at Witteklip on the N2. The estimated cost of this camera is approximately R 60,000. Once installed, it will become the responsibility of the Farmers Association to integrate it with the cameras at the Joint Operation Centre (JOC). The quote we obtained for an LPR camera at Witteklip @ R 60 000 is not part of the budget and will have to be added to as a special levy. $R\ 60\ 000 / 117 = R\ 513$ per erf once off.

The objective is to fortify our perimeter, and these cameras will be linked to the JOC operated by the Mossel Bay Municipality in Mossel Bay and Cape Town. This integration aims to maximize the involvement of national and local law enforcement in ensuring security.

To enhance security within Springerbaai, we have received a quote for three overview cameras (R 50,000) strategically placed near the gatehouse, overlooking areas such as the entrance to Springerbaai, the Stoepsit area, and vehicles traveling to and from Boggomsbaai/Mossel Bay. We extend our gratitude to the owner of erf 84 for contributing R 21,000 towards these cameras.

It is important to note that while these measures enhance overall security, residents are still responsible for securing their individual properties.

Springerbaai Patrols:

Matomane, one of our general workers, conducts daytime patrols on Mondays and Fridays, covering all houses and boardwalks. For houses without alarms, he conducts thorough walkarounds to identify any incidents, whereas houses equipped with alarms are inspected from a distance with a focus on the solar panels. Additionally, random night patrols are carried out, including checks at the bird hides and boardwalks. Photos captured during these patrols are forwarded to the internal Springerbaai staff group for documentation. Matomane also conducts inspections at the nine super sewer installations to confirm the operational status of the solar panels.

Main Gate / Estate proposed:

Following numerous requests and contractors' activity over weekends, the trustees have opted to explore obtaining quotations from security companies for the provision of security and access control. This falls outside the budget, and a resolution will need to be reached at the Annual General Meeting (AGM).

The objective is to enhance visibility and raise awareness of security, ensuring that unauthorized visitors are prevented from entering the premises. Additionally, the initiative seeks to minimize the risk of our employees' sustaining injuries during nighttime patrols, considering that they are not trained security guards.

Enclosed is the quotation along with an explanation of the proposed gate control system.

We have obtained a quote for security patrols (Niqua Security) only after hours from 18h00 until 06h00 from Monday to Friday morning and then from Friday 18h00 until Monday 06h00 @ R 27 200 per month x 12 months = R 326 400 / 117 = R 2800 per erf for 12 months as a special levy.



NIQUA SECURITY ASSETS (PTY) LTD
28 ALBERT STREET
GEORGE INDUSTRIAL
George TEL: 044-8736424 FAX: 044-8733144
PSIRA REG. NUMBER: 2394279 COMPANY REG. 2003/017185/07

Att: Talitha Orban-Venter
SPRINGERBAY ESTATE

2 June 2023 Ref: AVW 045/3692023

RE: SECURITY SERVICES – SPRINGERBAY ESTATE.

Thank you for the opportunity to quote for your security needs.

Attached hereto the financial implication based on the manpower, requested by you.

Should you require any additional information, please do not hesitate to contact me.

I trust you find this in order.

Looking forward hearing from you.

Yours faithfully
ANTON VAN WYK
Managing Director
0746392020



WE SERVE WITH PRIDE

FINANCIAL IMPLICATION

MANPOWER REQUIREMENTS SERVICES:

GUARDING: OPTION 1:

1. 1 x "C" Grade Security official from Monday to Sunday 18h00-06h00
2. 1 x "C" Grade Security official 06h00-18h00, weekends and public holidays
3. Portable PTT Two-way radio during shifts.
4. 1 x Scooter during shifts.

COST:

Above mentioned service will be rendered at a cost of: R 23 202-00 per month.
Transport: R 2000-00 per month.

GUARDING: OPTION 2:

5. 1 x Armed "C" Grade Security official from Monday to Sunday 18h00-06h00
6. 1 x Armed "C" Grade Security official 06h00-18h00, weekends and public holidays
7. Portable PTT Two-way radio during shifts.
8. 1 x Scooter during shifts.

COST:

Above mentioned service will be rendered at a cost of: R 25 070-30 per month.
Transport: R 2000-00 per month.

PLEASE NOTE:

- Prices are Exclusive of VAT.
- Strictly payable on the 25th of every month for the service month.
- Public Liability cover for clients with signed SLA.
- **Price firm until March 2024 when new national wage will be applicable.**
- One Calendar month notice period.



WE SERVE WITH PRIDE

Two Way Radios

In our pursuit of becoming an integral part of the rural community, we have opted to request a quotation for two-way radios and a repeater to be installed. The advantage of this initiative extends beyond Springerbaai, benefiting the wider farming community, including Boggomsbaai and Vleesbaai. Collaboratively sharing the expenses for the repeater might lead to cost savings on license fees.

The rationale behind acquiring radios is the unreliable or nonexistent cell phone reception during load shedding, particularly in areas with poor cellular connectivity. This poses a communication challenge, especially in emergencies, unless individuals have Wi-Fi at home.

The decision to proceed with this initiative will be subject to a vote at the Annual General Meeting (AGM), and if approved, a special levy will be imposed. It's important to note that the quoted price does not cover the purchase of individual radios, which each owner will need to acquire separately.



R&S Communications

LCT Communications cc

PO Box 2998, George, 6530
Tel: 044 8733 782

CK: 1997/58041/23
VAT: 4890174669

Springerbaai Coastal Eco-estate
Talitha Orban

Budget - Digital Emergency Radio Repeater System 10/08/2023

ITEM	QUANTITY	UNIT PRICE	SUB TOTAL
Repeater			ex-stock
Motorola SLR 5500 Digital Repeater	1	R 49 995,00	R 49 995,00
Duplexer	1	R 6 575,00	R 6 575,00
RG 214 Flyleads / connectors	1	R 719,00	R 719,00
Container / Cabinet / Indoor / Outdoor	1	R 14 340,00	R 14 340,00
19 Inch cabinet - Trays	1	R 395,00	R 395,00
19 Inch cabinet - Indoor	0	R 6 643,00	R 0,00
Solar panel mounting frame	1	R 4 500,00	R 4 500,00
Solar panels (150W)	2	R 1 659,00	R 3 318,00
Solar Regulator (MPPT - 100/20) - Victron	1	R 3 927,00	R 3 927,00
48v-12v Converter - Victron 30A	0	R 4 153,00	R 0,00
Power Supply / Charger (12/25) - Victron Blue	0	R 3 815,00	R 0,00
Deitec Solar Batteries - AGM - 120Ah (deep cycle)	2	R 3 650,00	R 7 300,00
Heavy Duty Dipole Antenna	1	R 3 420,00	R 3 420,00
Galvanized Mast Bracket / U-bolts	0	R 1 824,00	R 0,00
LMR 400 feeder cable / Connectors	1	R 1 968,00	R 1 968,00
1/2 Inch Foam Cable / Connectors	0	R 216,40	R 0,00
Polyphaser lightning arrestors/connectors & grounding	0	R 3 088,00	R 0,00
Mast Clamp Assemblies, Bonding and Earthstraps	0	R 10 050,00	R 0,00
300 mm Lattice Mast Complete with Base (3m)	1	R 9 125,00	R 9 125,00
Aluminium / Galvanized 6 m Pipe & Standoff brackets	1	R 3 372,00	R 3 372,00
Setup / Installation	1	R 12 000,00	R 12 000,00
Sundries	1	R 2 500,00	R 2 500,00
			R 123 454,00
Portables			ex-stock
Motorola DP 2600 Digital Complete with (with display) heavy duty battery (2450mAh) and Impres Charger	1	R 6 950,00	R 6 950,00
Motorola DP 1400 Full Digital Complete with (non display) heavy duty battery (1600mAh)	0	R 3 995,00	R 0,00
			R 6 950,00
Vehicles - Bakkie			ex-stock
Motorola DM1600 (Ignition Sense)	0	R 6 995,00	R 0,00
Zara 60 Antenna / connectors	0	R 695,00	R 0,00
Ignition Sense	0	R 396,00	R 0,00
Installation / Sundries	0	R 750,00	R 0,00

			R 0,00
Base Station - Optional			ex-stock
Motorola DM 1600 Digital	1	R 6 995,00	R 6 995,00
Motorola DM 1400 Digital - security radio	0	R 4 095,00	R 4 095,00
Power Supply (10-12Amp) with battery back-up	1	R 1 340,00	R 1 340,00
Solar Panel and small solar regulator	0	R 4 098,00	R 0,00
Deitec Solar Batterie - AGM - 120Ah (heavy duty)	0	R 3 225,00	R 0,00
Power Supply / Charger (12/25) - Victron Blue	0	R 3 815,00	R 0,00
Solar Wiring and Connections	0	R 880,00	R 0,00
Heavy Duty Dipole Antenna	0	R 2 736,00	R 0,00
Aluminium 6 m Mast & standoff brackets	1	R 3 372,00	R 3 372,00
Small Wall Mount Brackets	0	R 450,00	R 0,00
Medium Duty Sputnik Antenna	1	R 1 736,00	R 1 736,00
RG 213 Coax and connectors (+12m)	0	R 1 995,00	R 0,00
Installation / Sundries - Base Stations	1	R 1 750,00	R 1 750,00
Installation / Sundries - Control Room	0	R 2 500,00	R 0,00
			R 20 088,00
			R 0,00
TRAVELLING	SUM	R 1 000,00	R 1 000,00
ACCOMMODATION	SUM	R 0,00	R 0,00
R&S LIC / ANNUALLY FEE - JAN 2024 - DEC 2024	1	R 2 500,00	R 2 500,00
SUB TOTAL			R 153 992,00
VAT			R 23 098,80
TOTAL			R 177 090,80

Contact: Louis Terblanche
Quote valid for: 30 DAYS

Electric Fence:

There has been a lot of work done on the fence to strengthen and replace the sections. We will be conducting reparations on the electric part of the fence and continue to monitor and replace rusted and broken pieces. It must be noted that the fence is only to keep game in and not perps out, even though the fence is a deterrent.

Rural Security:

We will be stepping up efforts to strengthen Springerbaai with basic security and community awareness, as we are only as strong as our weakest member. So please be aware of training days and courses that will be marketed for the sake of self-efficiency and defense.



Lifesavers:

During December 2023, 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 2023 from the 15 December to the 4 January 2024.

8.3. Work planned for 2024:

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

9. ENVIRONMENT AND GAME MANAGEMENT: RUBEN OPPERMAN / WIM VAN ZYL

GAME:

9.1. 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.

9.2. Work conducted during the year:

- Three game counts have been completed so far; a fourth count will be conducted in early December. The completed counts were done on 30 March 2023, 10 May 2023, and 9 October 2023. The method used was the vehicle count method that was brought in last year instead of a walking count, this has proved to be far less stressful to the animals, with the animals not running away from the vehicle like they would in a walking count. This allowed for accurate male to female ratios to be counted.

Springerbaai Game Counts 2023				
Date	Springbok	Zebra	Bontebok	Grey Rhebuck
2023 MAR	153	11	45	3
2023 MAY	128	11	34	5
2023 NOV	TBC	TBC	TBC	TBC

- During a game count after the May culling 2 additional grey rhebuck were observed, they are still with our group of rhebuck, we now have 5 at Springerbaai.
- All drinking troughs were checked & cleaned.
- Game Min Hoof & Horn supplements were added to the drinking water every 2 months to give our animals various trace elements that are missing from the grazing (basically a multivitamin for animals).
- Mineral licks were also placed strategically in the veld every 2 months.
- Routine patrols of the veld were done to check on game health, as well as grazing conditions.
- The estates game data sheets were kept up to date.
- All losses of game were recorded & inspected to try determining cause of death. To date a total of 14 animals were lost for the year. This is broken down as follows: 7 adult bontebok & 1 bontebok lamb; 1 female zebra & 2 adult springbok & 3 lambs. The bontebok were lost predominantly due to old age & dry conditions, the zebra suffered birth complications & springbok suffered various issues (broken leg, cold damp conditions & death during childbirth to name a few).
- Some of the dead animals were donated to Garden Route Game lodge for feeding their lions, only ones that were still rather fresh, the others were disposed of properly.
- Newborn animals were recorded as well, to date we have had 63 springbok lambs grace us & are anxiously awaiting the 2023 crop of bontebok lambs, which should arrive any day now.
- Trail cameras were set out at various points of the year to monitor game movements and to try and capture glimpses of our shier animals on the estate, these observations allow us to have a better look at the condition of the game at any given stage. The highlight of 2023 was capturing a family of bush pigs on film.
- After the zebra cull in March a small amount of offal was left behind with the trail camera to see what scavengers might feed off the offal, the results were surprising with only mongoose species being present.
- Any injured animals were closely monitored to see if their condition improves or deteriorates, in the case of the female zebra a vet was brought in to do an emergency delivery of a stuck foal, sadly it was too late for the foal & the trauma was too much for the mother, resulting in her death too.
- Bees that settled in various places at the gatehouse were caught & removed by a professional beekeeper.
- Our Cape Nature Adequate fencing permit was renewed in August 2023 for another 3 years.



A grysbokkie seen on a patrol.



Monitoring springbok rams on patrol.



NUM'axoS 064F 17C 17/02/2023 13:22:40



NUM'axoS 055F 12C 20/02/2023 01:28:39

Zebras drinking after a gamemin treatment.

Bushpigs on the trail camera.

Culling in 2023:

- Culling took place in 2 events this year, on 22 March 2023 and 8 & 9 May 2023. The culling in March focused solely on zebras, while the culling in May focused on bontebok & springbok.
- The zebra culling was done by an outside contractor who had the capability to process many zebras in one go, they would provide the culling team & cold truck for transportation.
- The butcher (Bounty Game & Meat Deli) paid the culling team a separate amount per kilogram to the price per kilogram that he bought the carcasses from Springerbaai for. His price for Springerbaai was R18 + 22% per kilogram, this worked out to a total of R21,96 per kilogram. The extra 22% accounted for warm to cold weight differences and skin on the carcass.
- A total of 11 zebra was culled in March, 9 male & 2 females.
- The second round of culling was done on 8 & 9 May 2023, this focused on bontebok & springbok numbers, and was done inhouse by the Springerbaai team.
- A total of 11 bontebok (6 Males & 5 Females) and 34 springbok (14 Male & 20 Female) were culled in May.
- The buyer (Bounty Game & Meat Deli) paid a price of R35 per kilogram for both the springbok & bontebok.
- All Offal from the bontebok & springbok was donated to the Springerbaai team, ensuring that nothing of the animal was wasted.
- The total income from culling this year amounted to: R36 087,68 (Zebra) + R36 652,00 (bontebok & springbok) = R72 739,68.
- All culling reports & information is available upon request.

9.3. Work planned for 2024:

- 3 to 4 game counts will be conducted throughout 2024.
- Weekly patrols of the veld will be conducted to check on the health & condition of the animals & veld they graze on.
- Game Min Hoof & Horn and mineral licks will be added as scheduled every 2 months to provide valuable minerals & nutrients to the animals that are lacking from the grazing.
- Drinking troughs will be checked & cleaned weekly.
- Grass seeds to improve the quality of grazing will be sown in strategic areas in the veld.

- Updating of management plans will continue.
- All data sheets for game will be kept up to date.
- Trail cameras will be used to survey game up close & personal; these cameras will also give us insights into more shy nocturnal animals too.
- New bontebok individuals will be added in 2024 to help improve the genetic pool of our Bontebok population, plans will also be put in place for when zebra & springbok genetics will need to be added again.
- Culling will once again happen, the focus being springbok, they breed exceptionally quickly and as a result their numbers need to be kept in check each year to avoid having too many. Bontebok may also be culled before new ones are added, this will depend on the social structure of current herd & on the animals that will be brought in for genetics.
- The need for proper management of the herd has become paramount. The herd of springbok and bontebok has been inbred to such a degree that if proper management is not done that birth defects and smaller animals will become a part of the scenery.
- The aim going forward should be to continue with the current method and to selectively start culling out the springbok herd, to make sure that the best quality animals stay behind.
- The animals that we have is not only nice to look at but also an asset to be looked after as they are not in the wild but placed here.

ENVIRONMENT:

WIM VAN ZYL

General Information:

- The current condition of the veld is very good thanks to very good rains this year, the grasses are in flower and are hopefully going to produce many seeds to keep the grazing healthy, there is also a noticeable amount of better grazing grasses this year when compared to 3 years ago. We have had an explosion of flowers over the winter & spring as well, all this would make it seem like we will have a high-quality veld for the coming summer.
- To date we have had 657mm at the gatehouse, 602mm in the veld near the reservoir and 595mm at the weather station. Last year this time we had 294mm at the gate house, 288.5mm in veld near the reservoir and 298.5mm at the weather station.



Lush green grass after good rains this winter & spring.

Suurvy Removal:

- For 2023 the original amount budgeted for was R40 000, however an additional unbudgeted amount of R100 000 was added to the R40 000 to try and get on top of the ever-growing suurvy problem in the grazing.
- A combination of the gropper, hand removals and triclone (a herbicide that doesn't affect grass) was used for 2023.
- A total area of 19,37 hectares was gropped by tractor & gropper, of this area 12,4 hectares was followed up by hand.
- Hand removals totalled 17,35 hectares of this total 12,4 hectares was done in the gropped area and another 4,95 hectares was done outside the gropped area.
- The use of Triclone (Herbicide) was trialled after extensive research about its use and its effect on the general environment, these test plots were sprayed & monitored for 3 months to see what effect occurred on the suurvy & surrounding environment. Monitoring showed that the Triclone killed the suurvy but did not harm the grasses & other plants in the spraying area.



Day of test spray



2 weeks after test spray.

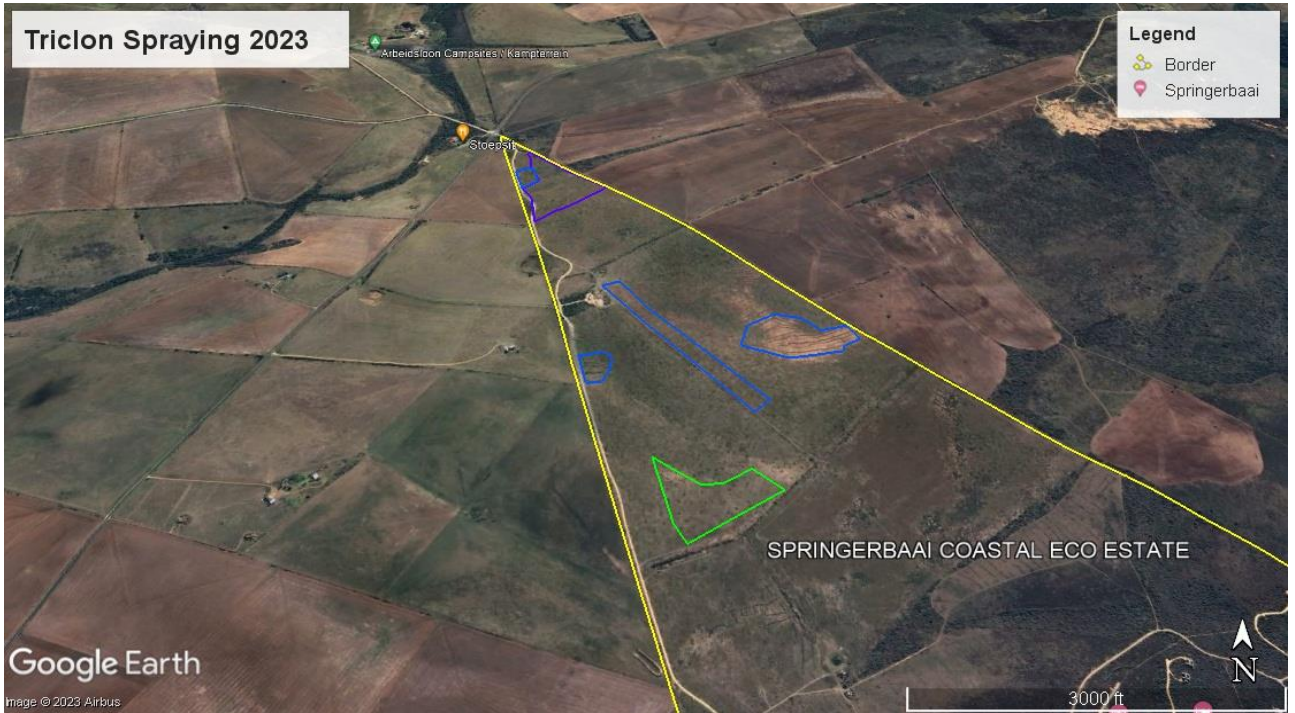


2 Months after test spray.

- Based on the test plot it was decided to make use of Triclon against the suurvy in the grazing areas, it is effective, has a minimal effect on the environment & allows us to cover a larger area more effectively. No regrowth occurs, which is a common problem with hand & gropper removals, as small pieces that have contact with the ground form roots & grow again. **It must be reiterated that Triclon will only be used to get on top of the problem once we have the upper hand the use of Triclon will be greatly reduced.**
- The total area treated with Triclon is as follows: 8,85 hectares of the 2023 gropped area; 0,94 hectares of 2022 gropped area; 7,07 hectares of the gatehouse grazing area & 4,81 hectares of the 2020 gropping area, This amounts to a total of 21,67 hectares.



Yellow: gropper area 2023.
Blue: Hand removals 2023.



Blue: Spraying gropped areas 2022 & 2023.
Green: Suurvy heaps from 2020 that were sprayed.

- Grass seeds were obtained & sown in the areas where suurvy was removed, these grasses are better grazing quality than was available before suurvy was removed. After the good rains these grasses have started to sprout & hopefully, they continue to grow.

Rooikrantz removal:

- To date a total area of 0,6 hectares (in green on the map below) of very dense rooikrantz has been cleared, the wood used for firewood & some branches left behind to stabilize the dunes.



- As always, we try to push the rooikrantz belt away from the houses to help reduce the risk of fires spreading from the belt towards the houses.
- Areas that were cut in previous years were monitored for regrowth & seedlings were removed as needed.
- All wood that was cut was taken back to the gatehouse and cut to firewood size; this firewood was sold to the owners throughout the year.
- To date a total of R26,355 has been made in wood sales.

Nursery:

- To date a total of R7,325 has been made through nursery sales (26/10/2023), we would like to thank owners for continuing to support the Springerbaai nursery.
- A total of 232 plants have been used for veld rehabilitation so far, with more to be planted again soon, most of the plants were used on Arbour Day.
- Many plants were rescued from building sites throughout the year, we averaged around 150 plants per site, this is done after a horticulturalist has come onto site & taken plants off for the owners (after receiving a permit from DFFE), these plants are taken care of in the nursery until building is completed. The plants taken by Springerbaai are used for rehabilitation & sales back to the owners.
- Seeds were collected throughout the year & attempts were made to cultivate plants from seed. Success was achieved with candlewood trees, sweet thorn trees, kusmalva, Boer beans & Cross berries.
- Compost has been successfully harvested & the worm farms have been a great asset in plant care in the nursery.
- Regular nursery work was conducted throughout the year (Weeding, transplanting, watering etc).



Seedlings in the nursery greenhouse.

Weed Control:

- As always weeds are an ever-present problem, even more so when we experience high amounts of rainfall. Weeds are controlled in 4 places by Springerbaai: The roadways, driveways (where wanted), fence lines & in the veld.

- In the roadways & driveways they are sprayed with herbicide as the roots can damage the road/driveway surface. In the veld only specific weeds are targeted that are detrimental to game/veld health, these weeds are: Mexican Poppy; Fleabane species; Dronktou & Thorn Apple, it is worth noting that these weeds are removed by hand. The fences are sprayed to help keep the electric fencing clear of weeds & effective.
- A total area of 6,24 hectares was cleared of Mexican poppy & 2 hectares of Thorn apple was cleared. No removals of Dronktou or Fleabane was necessary this year so far.

Beach cleans & other related matters:

- Every Friday the Springerbaai team patrols the beaches, emptying out the rubbish bins & collecting litter that washes out from the sea, in addition to these extra clean ups are also done when excessive litter washes out.
- A few large items such as a big mass of lost fishing net was reported to the municipality for removal.
- 4 pink NSRI Buoys were added to each beach entrance as an additional safety measure.
- From March to May 3 Sea turtle hatchlings were rescued from the beach after strong sea conditions, these turtles were stabilized by Jade & sent to Two Oceans Foundation for recovery & rehabilitation.
- On the 26th of June a female Pigmy Sperm Whale & her calf beached near the main viewpoint, SMART was contacted & after deliberation the choice was made to get the police out to euthanize the animals as the chances of successfully refloating them was 0,1%, the next day we were joined by SMART & Oceans research to attend & assist DFFE with their necropsy on the 2 animals.



Loggerhead Sea Turtle rescued from the beach



Pigmy Sperm Whales that washed out.

- Numerous seals & dolphins were buried by the team as they washed out through the year.
- Access to the beaches was opened after a strong spring storm with 8m waves pounded the coast & ate away at the sand dunes, unfortunately spring tides & strong seas after this has eroded the dunes further to the point where making access is not viable now, this holds true especially for the Bosbokrand beach access. As the ocean settles down & the beach builds up again this can be looked at again.

Fire Management:

- All firebreaks were maintained as is required by law; this was done by means of a tractor towing a bossiekapper that is rented from a farmer in the area.
- All necessary fire permits were kept up to date with relevant authorities.

- The areas burnt back in 2020 were monitored for regrowth & veld health.
- All fire equipment was checked throughout the year, all hydrants were serviced in May.
- The rocket stove was acquired & tested, adjustments have been made accordingly.

Seclusion sites / topsoil planting sites:

- This involves the strategic placement of topsoil that is removed from building sites into areas of the veld where we want to create more areas of bush, this helps to break the monotone of grasslands & creates habitat for birds etc, it also provides a place for animals to take shelter from wind & rain.
- Continuous monitoring was done throughout the year on all the various sites, sites that were started in 2020 have shown major progression with plants that were planted having grown very well, there was also a good regrowth from root systems & seeds from the seed bank. Northern facing sites have had a far slower regrowth, which is to be expected as this is traditionally the dryer slope to be on.
- For this year a site was chosen near the gatehouse, this is next to a seclusion plot that was taken down (fencing surrounding it) in 2021, the idea is to expand on this site that can advertise what we are trying to do at Springerbaai (re-establishing a more natural environment after years & years of farming practises).
- Plants were added from the nursery & aloes that were growing in too dense clusters were planted on all these sites.

Walking Trails:

- A bench was added to the Blue Crane dam as an additional viewing area on the estate, especially during the winter when it holds run-off water from the roadway. A picnic bench was added to the section of veld near the Eastern fence.
- Old signage was replaced & dirty signage cleaned, any bush covering the signage was also trimmed away.
- All walking trails were maintained (cut grass, repair of steps or trimmed open).
- A route for vehicles was opened to access more areas of the veld for game viewing.



Repaired steps on red walking trail.



New bench at the Blue Crane Dam.

Arbour Day 2023:

- Each year we host an arbour day planting day, this year it was held on Friday 1 September. We were lucky enough to plant over 200 plants for the day, most smaller plants came from the nursery & larger plants were purchased from outside nurseries using donations made by the homeowners. We are very thankful to those that donated to this cause.
- A total of 14 homeowners attended the event along with the rangers from Fransmanshoek Conservancy.
- This year the plants were planted on a topsoil replanting site near the gatehouse.
- Approximately 95% of the plants have survived so far & are enjoying their regular watering by means of our firefighting unit (this helps keep the units fire ready too). We, look forward to hosting a similar arbour day event next year.



Species lists:

- Some work was put in this year to update the species lists of the estate, lists worked on were either existing or new lists. This is something that will continue each year.
- **Plant List:** 16 new species of plants have been added to the list, all names were updated to their current scientific names & the status of each species was added i.e., Endangered, vulnerable etc.
- **Bird List:** Species were added on to this list as they were observed on the estate, we currently stand on 127 species.
- **Amphibians:** Currently there are 5 species of frogs on this new list, hopefully a survey will be done soon to add to this.
- **Insects:** At the moment this new list only has 8 species on it, however this will be worked on to increase its size.
- **Reptiles:** This list comprises of snakes, lizards & tortoises. Currently it has 18 species on it.
- **Spiders:** This is also a new list and currently only stands on 5 species but has the potential to grow significantly.
- The City Nature Challenge that is hosted each year by iNaturalist helped a lot to increase information & species on each list, this event will always serve as a platform to work on the species lists of the estate.



Namaqua Dove



Painted Reed Frog



Langeberg Bobbejaantjie



Cinnabar Bracket

9.4. Work planned for 2024:

- **Suurvy:** The focus for 2024 will be to finish catching up on areas gropped this year and continuing with the Triclon treatment in specified areas of the veld. We also plan to start the burning of suurvy rows that have dried out with the rocket stove as soon as fire season opens next year. Unfortunately, there probably won't be gropper work done, due to budget & the need to catch up first.
- **Rooikrantz:** We will continue to cut rooikrantz in areas where the belt is closer to houses to help reduce the risk of fire spreading. Seedlings in areas where we have cut will be removed & indigenous seeds harvested on the estate will also be spread in these areas to encourage faster regrowth of the bush.
- **Weed Control:** We will continue with weed control as it is needed, it is all dependent on rainfall throughout the year, less rain = less weeds, however we prefer more rain for the veld & animals.
- **Nursery:** The nursery is doing well, and we hope to maintain & improve its capacity, as always, we are striving to add additional species to the nursery for more diversity in veld rehabilitation & sales to homeowners. We aim to have at least 500 plants used for rehabilitation next year.
- **Fire Management:** The fire breaks will be maintained throughout the year; The rocket stove will be put to full use in the burning season on suurvy & dead plant materials. We will also burn our big branch heap late in 2024. Monitoring of areas previously burnt will continue in 2024.
- **Beach:** Friday cleans & patrols will continue as normal & when excessive litter is washed out cleans can also be arranged. Any animals washing out will be dealt with appropriately.



- **Seclusion Plots/ Topsoil planting sites:** Monitoring will continue to see the progress of each area. We will continue to add plants & seeds to all the sites along with buying bigger trees to add to the existing 7 new sites that will pop up as building sites clear topsoil.
- **Walking Trails:** Trails will be monitored & maintained.
- **Species Lists:** These lists will be updated & plans will be made to have specialised surveys for certain lists, we will also once again make use of the City Nature Challenge to help with updating our species lists. We would also like to encourage any owners that want to participate in the City Nature Challenge next year to do so & send us photos of any sightings throughout the year, by doing so we can all help contribute to these species' lists.

10. BUILDING AND AESTHETICS:

DES DOYLE

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 BAC convened on a monthly basis to conduct inspections and evaluate building plans. Ad-hoc inspections were also carried out.
- The revised Building Regulations dated June 2023 were approved by the Trustees, and sent via WhatsApp to all the members, Agents, Mossel Bay Municipality, Attorneys and Architects / Drafts persons.
- After a meeting was held in September with the Mossel Bay Municipalities Planning Department a few changes were made to the regulations to coincide with their building regulations.
- The Contractors Procedure was also updated in line with the revised Building Regulations.
- The significant risk of fire at Springerbaai was addressed.
- Owners were advised on matters such as regular chimney sweeps and adherence to the National Building Regulations insofar as gas installations and electrical compliance are concerned.
- Homeowners with pools were also advised on the requirements of pool fencing. A fence is required even if the pool has a cover.
- A summary of construction at Springerbaai is as follows:

Houses completed	82
Houses under construction	5
Vacant Stands	<u>30</u>
Total	<u>117</u>

Plans approved / in the process of approving: 5

- Revenue collected from plan and site inspections amounted to R 62 500, Much of this amount was used for travelling expenses for BAC members, assistance in reconstructing Siya's house destroyed in a fire and the purchase of a dumpy level for determining floor elevations on building sites.

Architectural regulation revisions: JUNE 2023

- The revised Building Regulations dated June 2023 were approved by the Trustees, and sent via WhatsApp to all the members, Agents, Mossel Bay Municipality, Attorneys and Architects / Drafts persons on the 24 July 2023 and some members requested that the document be emailed to them. The new regulations were added to the website. The main objective of the review was to make the current regulations easier to read and to ensure an unambiguous interpretation of these regulations.
- Another revision will be sent out in November 2023, after a meeting was held with the Mossel Bay Municipalities Planning Department.

Synthetic Thatch:

- Once again, the topic of Synthetic / Fiber thatch came up. Initial investigations are as follows:
Cost - R4950 m2 (Horizontal area) compared to R 1900.00m2 for Cape Reed. The manufacturers (Modim) have provided us with the following flier as well as a sample tile.
- The following photographs were taken of one of Modim's projects in Franschoek. The tiles look like thatch from a distance, but distinct horizontal lines are visible on closer inspection. Unfortunately, this house does not have large eaves as would be required at Springerbaai.
- Much work and investigation is required to evaluate this alternative to thatch and would involve the opinion of experts in this field.
- We therefore require a mandate from homeowners to continue the study. **See attached addendum for decisions.**



(Pty Ltd) 2017/12490/1/17
www.modimthatching.co.za
084 245 5196 Kobus

09/10/2023

To whom it may concern,

Artificial Thatch is the way to go when you plan on never doing maintenance on your roof again and also having your roof still look like a traditional thatch roof.

It is comprised of several parts namely:

- The Maschite Inside Board (With Cape Reed Attached to it)
- The insulation to ensure the correct R value is achieved
- The magnesium Oxide Board
- Waterproofing Sealant
- The actual artificial thatch tile.

Each part plays an important role and when this system is followed correctly and each part is installed as it should be then the artificial thatch system will be:

- Effective in helping to reduce any future maintenance on your roof
- It will give you a traditional thatch look
- It takes away the grass smell from your house
- It eliminates tile bugs
- And much more

To understand the actual concept of why this system is effective, we can note some facts about it:

- The boards used in the system are waterproof, fire resistant and rot resistant to ensure safety
- The insulation ensure an R value of a satisfactory level is reached
- The thatch tile is comprised of extracted fibre threads that are packed together into 600x800mm
- The tiles overlap each other when placed to look like thatch grass
- The magnesium oxide boards have have a class A fire rating (meaning it can take up to 1000 degrees Celsius)
- The actual thatch tile has a class B fire rating

Kobus Vorster
084 245 5196





10.3 Work planned for 2024:

- There are a total number of 5 houses under construction now, namely Houses 132, 106, 125, 127, 112. These houses will be checked for compliance with regulations during the year.
- 5 Houses with plans currently being submitted, approved by BAC and waiting for the Mossel Bay Planning Department, or in the process. Houses 84, 136, 130, 113, 12.
- New plans for open sites will be evaluated for compliance with the latest regulations.
- Continue evaluating synthetic thatch / fiber thatch.

11 FINANCIAL REPORT:

WYNAND PRETORIUS

Firstly, a huge thank you to all Homeowners for paying their levies as well as water accounts on time. Half of the levies of one owner is still outstanding. Expenses were in line throughout the financial year and a big thank you to Talitha who is the custodian of the spending with the Trustees.

It was decided at the first Trustee meeting of 2023 that an additional R 100 000 to be added to the removal of the suurvy project. The R 100 000 was not budgeted for in 2022 for expenditure in 2023 but was used to eradicate the suurvy with a gropper and by hand.

The major capital projects have been completed with the road past the construction camp which is the largest expenditure. In the past we have spent substantial amounts to maintain this piece of road as moles were digging under the road resulting in potholes.

Ian Grobler (previous Trustee) and Charl tackled this piece of road with mole “resistant technology”, and it seems as if it is working well with no new damage evident.

As far as the budget is concerned, there were many considerations to weigh up before we could present a budget to the Homeowners. If we could start with the Capital Budget, the following main projects were identified for 2024:

- Removal of Suurvy – this budget item was reduced from R150 000 to R50 000 as we believe new ideas could assist in controlling the Suurvy and increase grazing conditions for the game.
- We need to spend approximately R50 000 on batteries to ensure the Gatehouse is operational during loadshedding and to partly come off the grid. Our plan is to go totally off the grid in the future, but the cost is too high for 2024 to go the full extent.



- We are planning to extend the borehole water to Blue-Crane Dam. The water from the borehole is available, and we believe this will not only beautify the Estate, but also attract birdlife and fauna & flora for long-term enhancement of the ethos of Springerbaai.
- The fence along the Boggomsbaai side of the Estate needs to be replaced and this is a substantial amount. The electric Game Fence also needs to be replaced but we have taken this out of the budget due to affordability.
- The rest of the capital cost main expense is the upkeep of the roads (Charl will elaborate on this).
- It was decided that any game purchase should be funded from the sale of game and Ruben will cover this in his section.

As far as the security radios goes, the budget could not afford the capital outlay of R185 000. Each Homeowner was eligible for the radio at their respective houses at a cost in the region of R6 500. Our proposal that we need to vote on, is to cover the R185 000 by the 117 erven (R1600/erf), this calculates to a cost of R8 100 per erf/house. This would be a once off cost on top of the levy. The annual licence fee for the radio system is about R2 600 and we are looking at involving some of the surrounding farms on the frequency.

Not only will this assist in observing for fires as an example (amongst other risks such as security) but we could cover some of the ongoing maintenance costs, licence fee, etc. The radios have a range up to Dana Bay and could therefore also be used while you are on the beach to contact the NSRI in the event of a possible drowning, security incident while on the beach and so forth.

- The capital budget would then increase by 36%.
- For the Operating Budget, the following is highlighted:
 - Admin and General Expenses increase by 7%
 - Human Resources increases by 10%. This is a salary increase of 7% as well as the fact that we had to employ two workers permanently. Casuals will be used to assist in the removal of Suurv and other major projects. We have not included a 20-year bonus for Talitha as she has been in Springerbaai' s employ for just over 20 years. Should this proposal on Long Service be passed at the AGM, we will access when to pay the bonus based on affordability, but the bonus will be guaranteed if passed at the AGM.
 - Infrastructure, repairs, and maintenance operating budget increases by 6%
 - Water, rates, taxes, and energy increases with just over 6%.
 - Environment & game planned increase is also around 7%.
 - Security & Fire increases with 30%. Although the percentage is high at 30%, the absolute number is R19 000, which is not substantial. An additional R12 000 is proposed to spend on Fire Risk (Fire Units as they take a beating from the sea air).

As the Chair reported, higher interest rates, fuel costs, etc, has influenced all Homeowners and the proposal is to increase the yearly levy with 7%. The levy as well as other income will ensure an increase in income of approximately 8%.

Not included in the income line of the budget is a proposal that we need to vote on for Homeowners renting their houses out throughout the year. It is proposed that a charge of one-month levy (R1 961) for Homeowners renting their houses as a "holiday" home.



The reason for this is the extra time and expenditure for Springerbaai Staff. Just as an example, if a house is rented out for a weekend or holiday and the holidaymaker vacates the house on any other day than a Tuesday or Friday, the rubbish left outside needs to be collected with the Springerbaai bakkie and personnel.

The income less the proposed expenditure on capital and operating cost, leave us with a shortfall of R 395 565. We plan to cover this deficit in the following way:

- There will be R354 000 left from the 2023 budget.
- The R226 000 will be covered through savings during the year. As an example, we have planned to scrape the road twice in 2024, but the condition of the road would justify scraping the road once. This is a saving of R 153 000.

We are proposing to **increase levies at 7% plus R 240 for the Ombud = R23 540 per annum. Levies to be paid before the end of January 2024.**

11.1 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.

11.2 Status of Investment and Reserves incl REVAG September 2023

ABSA Investment – Contingency Fund:	R 1 107 954
At the beginning of the year	R 1 033 945
Transfer from General Reserves	R 0
Interest Earned	R 74 009
ABSA Fixed Deposit – REVAG Fund:	R 264 117
Transferred from Standard Bank Equity	R 232 000
Paid over to REVAG prior year	(R 71 920)
Net Investment proceeds	R 104 037

11.3 Financial Controls

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

11.4 Governance and Internal Controls

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

11.5 Work planned for 2024:

- Workman’s compensation registration in process and should be finalized within the first quarter of 2024.



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

11.6 Annual Financial Statements 2023:

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 2023 but the Financial Statements remains from 1st October 2022 to 30th September 2023 every year:

11.7 Proposed Budget for the 12 months to 31 December 2024:

INCOME / REVENUE	BUDGET 2023	PROPOSED REVENUE BUDGET 2024
LEVIES	2,547,180.00	2,725,515.00
OTHER INCOME	365,080.00	431,080.00
TOTAL INCOME / REVENUE	2,912,260.00	3,156,595.00
EXPENSES (OPEX)	EXPENDITURE BUDGET 2023	PROPOSED EXPENDITURE BUDGET 2024
Administration & General	335,580.00	360,440.00
Human Resources	975,609.77	1,073,000.00
Infrastructure (Opex) Repairs & Maintenance	933,832.50	990,600.00
HLP (Heat, Light & Power) Water, Rates & Taxes, Energy	145,000.00	154,000.00
Environment & Game Management	100,000.00	106,700.00
Security & Fire, life and safety	63,000.00	82,000.00
SUB TOTAL - OPERATING EXPENSES	2,553,022.27	2,766,740.00

EXPENSES (CAPEX)	CAPEX EXPENDITURE 2023	PROPOSED CAPEX EXPENDITURE 2024
Add Weathered Granite Material	278,500.00	192,920.00
Fire Prevention - upgrade of hydrants / fire equipment etc	8,000.00	8,500.00
Suurvy removal project	40,000.00	50,000.00
Seclusion plots - fencing and planting	11,000.00	12,000.00
Boardwalk MAJOR repairs	-	10,000.00
FENCE - Boggomsbaai side +/-2km	278,000.00	350,000.00
Gatehouse - new solar system batteries	-	50,000.00
Game Purchases	-	40,000.00
Borehole water from Bird hide to Blue Crane Dam	-	30,000.00
Battery for battery operated angle grinder	5,000.00	2,000.00
Trailer - Herbicide unit (current trailer 12 years & 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 2x4	27,000.00	40,000.00
Canon / Nikon camera for estate photos	6,000.00	-
CAPITAL EXPENDITURE	713,500.00	785,420.00
TOTAL OPERARING & CAPEX EXPENDITURE	3,266,522.27	3,552,160.00
OPERATING & CAPEX RESULT - PROFIT (LOSS)	(354,262.27)	(395,565.00)

We believe we have covered the necessary expenditure to manage the estate for 2024 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.

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