

# ANNEXURE A



	<b><u>Decisions for AGM on the 20th of December 2023</u></b>	<b>ERF #:</b>	
<b>4.1.1</b>	<b><u>Proposed changes to the Springerbaai Constitution:</u></b>	<b>In favour/Yes</b>	<b>Against/No</b>
<b>A.</b>	<p><b><u>SPECIAL RESOLUTION 1:</u></b></p> <p>Resolved as a special resolution that the expression “6 (SIX)” in paragraph 21 of the Constitution be deleted and substituted by “7 (SEVEN)”.</p> <p>-</p> <p>The reason for this resolution is set out in the Chairman’s Report (page 5-7) which accompanied this Notice.</p>		
<b>B.</b>	<p><b><u>ORDINARY RESOLUTION:</u></b></p> <p>Resolved that the number of Trustees be increased from six to seven with immediate effect.</p>		
<b>C.</b>	<p><b>NOTED that the introductory part of paragraph 24 of the Constitution reads as follows:</b></p> <p><i>“Save as set forth in Para 25, each Trustee shall continue to hold office until the next Annual General Meeting following his said appointment, at which meeting each Trustee shall be deemed to have retired from office as such, but will be eligible for re-election as a Trustee at such meeting, subject to the provisions which follow.”</i></p> <p><b>This will be retained.</b></p> <p><b><u>SPECIAL RESOLUTION 2:</u></b></p> <p><b>RESOLVED as a special resolution that the wording of paragraphs 24.1 to 24.4 be deleted and substituted by the following with immediate effect:</b></p> <p>24.1. That members be informed in advance of the next Annual General Meeting of the proposed core portfolios of the Trustees for the next year.</p> <p>24.2. 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.</p> <p>24.3. That Trustees be elected one by one and that the voting takes place one core portfolio at a time, subject to the following guidelines:</p> <p>24.3.1. If there is a <b>vacancy</b> (because the Trustee resigned or retires), a vote is taken between those members nominated for that portfolio;</p>		

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	<p>24.3.2. If an existing Trustee is willing to continue, but <b>one or more other members have also been nominated for that portfolio</b>, 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;</p> <p>24.3.3. If an existing Trustee is willing to continue in that portfolio, and <b>no one else has been nominated</b> for that portfolio, the existing Trustee can be re-elected and voting will take place; every voter has to indicate whether he/she supports the incumbent's re-election or not; 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."</p> <p><b>The reasons for this resolution are set out in the Chairman's Report (page 5- 7) which accompanied this Notice.</b></p>		
<b>5.2.3</b>	<b><u>Decisions required from Homeowners on Finances:</u></b>	<b>In favour/Yes</b>	<b>Against/No</b>
<b>A.</b>	That the 2023 Annual Financial Statements be approved.		
<b>B.</b>	We propose the <b>approval of the 2024 Budget</b> , a 12-month financial plan outlined in the annual report, with the provision that Trustees possess discretionary authority of R200,000. This discretionary power allows them to allocate funds within budget lines or for new items, provided it does not surpass the total budget for the year.		
<b>C.</b>	We propose a 7% increase in levies for 2024. The levies will be R 23 540 per erf which includes the R240 Ombud's contribution and which aligns with the budget above.		
<b>D.</b>	Re-appoint C Bredekamp (FinCam) as the Independent Accountant for the 2024 financial year.		
<b>E.</b>	Approve long service award policy.		
<b>F.</b>	<p>Holiday homes / Air B&amp;B / Rentals: It is suggested to add a supplementary fee of one month's levy (R1,961) to the annual levy, specifically for homeowners who rent out their houses on a designated platform throughout the year.</p> <p>In support of this decision?</p>		

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	<b><u>Decisions for AGM on the 20th of December 2023</u></b>	<b>ERF #:</b>	
<b>5.6.1</b>	<b><u>Decisions required from Homeowners for BUILDING &amp; AESTHETICS:</u></b>	<b>In favour/Yes</b>	<b>Against/No</b>
<b>A.</b>	<p><b>Synthetic Thatch:</b> The BAC has received a request to examine synthetic thatch, as detailed on page 37 of the annual report. Approval is necessary for the BAC to conduct a thorough investigation into this matter.</p> <p>Do you support the initiation of this inquiry?</p>		
<b>B.</b>	<p>Springerbaai is one of several Resort Zone II areas in the Mossel Bay jurisdiction and includes places like Moquini, Kleinbos and Nautilus Bay.</p> <p>The latter recently succeeded in obtaining permission to increase their allowable floor area subject to certain conditions.</p> <p>Are you in favour of Springerbaai endeavoring on a similar exercise to increase our current allowance by an additional 20m2?</p>		
<b>5.10.1</b>	<b><u>Decisions Required from Homeowners regarding SECURITY:</u></b>	<b>In favour/Yes</b>	<b>Against/ No</b>
<b>A.</b>	<p><b>Radios and repeater for security purposes – homeowners:</b> Our proposition, which requires voting, is to distribute R185,000 among the 117 plots, as outlined on pages 22 and 39 of the annual report.</p> <p>Do you support this additional contribution of R8,100 per plot as a special levy for 2024.</p>		
<b>B.</b>	<p><b>Security company patrols after hours &amp; weekends:</b> We have obtained a quote for security patrols (Niqua Security) see details in annual report page 21.</p> <p>Are you in support of contributing towards a special levy for 2024 of R2,800 per plot?</p>		
<b>C.</b>	<p><b>Springerbaai to sponsor a LPR camera at Witteklip:</b> We propose a special levy to enhance the safety of the whole area. See details in annual report page 20 &amp; 21.</p> <p>Are you in favour of contributing R 513 per erf as a special levy for 2024?</p>		