



## **ANNEXURE A**

### **Decisions for AGM on the 20<sup>st</sup> December 2022**

#### **5.2.3 Decisions required from Homeowners on Finances:**

- A.** That the 2022 Annual Financial Statements be approved.
- B.** We propose Approval of Budget 2023 – 12-month budget as mentioned below but with the understanding that Trustees have R200,000 discretionary power to allocate funds within budget lines or new items subject to them not exceeding the overall budget for the year.
- C.** We propose a 6.8% increase in levies for 2023. The levies will be R 22 011 per erf which includes the R240 Ombud's contribution and which aligns with the budget above.
- D.** Re-appoint C Bredekamp (FinCam) as the Independent Accountant for the 2022 financial year.

#### **5.3.1 Decision required from Homeowners on Road Infrastructure per ANNEXURE C**

##### **A. It is proposed that:**

We go ahead with a polymer test section of 1km at the additional cost of approximately R700,000 and that this is financed 50% from the Contingency fund and 50% by a special levy of R3,000 per Erf.

#### **5.4.1 Decisions required from Homeowners on Building & Aesthetics**

##### **A. HEATED POOLS:**

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

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

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

## B. ALTERNATIVE MATERIAL FOR BALUSTRADES:

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

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



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