



MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION

Association incorporated under section 21 of the Companies Act 1973 (as amended)

P.O. Box 567 • MOSSEL BAY 6500 • Western Cape • South Africa • Tel: 044 691 3054 • Fax: 044 691 1520
E-Mail: status2@status-mark.co.za • Website: www.mosselbaygolfestate.co.za

NUUSFLITS

VERDUIDELIKING VAN VERHURINGSVOORSTEL PROSES

8 Julie 2023

Geagte Eienaar,

Dit het onder die Raad se aandag gekom dat die vorige skrywe oor die voorgestelde voorlopige Verhuringsdokument en Verhuringsprosedures nie deur almal verstaan is nie of dat dit nie duidelik uiteengesit is nie. Die raad wil hiermee graag ter verduideliking, die volgende onder u aandag bring:

Die voorgestelde Verhuringsdokument is 'n projek wat onder die portefeulje van Reëls val en hierdie is 'n projek deur die Reëls Subkomitee. Die reëls met betrekking tot verhuring was vir 'n geruime tyd onduidelik en kontroversieel. Die doel van die huidige proses is dus om duidelike riglyne daar te stel wat geld vir alle verhuring van eiendom in die landgoed.

Die proses wat gevolg is tot hede, is as volg:

- Die komitee het by verskeie geleenthede met die Munisipaliteit in gesprek getree om die tersaaklike verordeninge te bestudeer en die Munisipaliteit se insette te verkry. Die Raad is verplig om die Munisipale verordeninge toe te pas, derhalwe is die verordeninge in die voorgestelde voorlopige verslag ingesluit.
- Na afloop van hierdie gesprekke, het die Sub-Komitee die MOI en reëls bestudeer. Die inligting is in 'n voorlopige verslag vervat. Die voorlopige verslag is met die vorige korttermyn verhuring komitee, wat in 2022 gestig is, gedeel om hulle insette te kry. Hierdie insette is in ag geneem en die voorlopige verslag is aan die raad voorgelê en toestemming is gevra om met die proses voort te gaan. Die Raad het die nodige toestemming verleen.
- Die volgende stap was om te bepaal welke eienaars in die landgoed eiendom uitverhuur. Die voorlopige verslag is op daardie stadium aan alle eienaars gestuur wat reeds geregistreer was om verhuring te mag doen. Hulle is versoek om teen 10 Julie 2023 terugvoering te lewer en insette aan die komitee te maak oor die verslag.

Die volgende fase van hierdie proses is as volg:

- Sodra terugvoer van die eienaars wat verhuring doen ontvang is, sal die komitee waar nodig veranderings aan die voorlopige verslag aanbring.
- Die nuwe voorlopige verslag sal dan aan alle eienaars gestuur word. Alle eienaars, die wat reeds verhuring doen, en die wat nie verhuring doen nie, sal dan die geleentheid gegun word om op die verslag kommentaar te lewer.
- Ook hierdie insette sal dan gebruik word om die verslag aan te pas waar nodig.

Die komitee se doel is, en was, om die finale weergawe van die verslag aan alle lede van die landgoed op die Algemene Jaar Vergadering voor te hou vir goedkeuring deur stemming.

Dit is ons hoop dat hierdie skrywe enige verwarring wat uit die vorige skrywe mag ontstaan het, uit die weg te ruim.

Vriendelike groete,

HEV RAAD

Mosselbaai Gholf Landgoed HOA



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NEWSFLASH

RENTAL PROPOSAL PROCESS –CLARRIFICATION

8 July 2023

Dear Owner,

It has come to the attention of the Board that previous communication regarding the proposed preliminary Rental Document and Rental Procedures was not understood by everyone or was not clearly explained. To clarify this the Board would like to bring the following to your attention:

The proposed rental document is a project falling under the Rules portfolio, and it is a project of the Rules Subcommittee. The rules regarding rentals have been unclear and controversial for some time. Therefore, the purpose of the current process is to establish clear guidelines that apply to all property rentals within the estate.

The process followed, is as follows:

- The committee engaged with the Municipality on several occasions to study the relevant by-laws and obtain input from the Municipality. The Board is obligated to adhere to these Municipal by-laws, and therefore, they are included in the proposed preliminary report.
- Following these discussions, the Subcommittee studied the MOI and rules. The information was incorporated into a preliminary report. The preliminary report was shared with the previous short-term letting committee, established in 2022, to obtain their input. These inputs were considered, and the preliminary report was presented to the Board for approval to proceed with the process. The Board granted the necessary approval.
- The next step was to determine which property owners within the estate are involved in property rentals. At that stage, the preliminary report was sent to all owners who were already registered for rentals. They were requested to provide feedback and give input on the report by 10 July 2023.

The next phase of this process is as follows:

- Once feedback from owners engaged in rentals has been received, the committee will incorporate any necessary changes in the report.
- The new preliminary report will then be sent to all owners. All owners, both those already engaged in rentals and those not engaged, will have an opportunity to provide comments on the report.
- These inputs will also be used to adjust the report where necessary.

The committee's objective is, and has been, to present the final version of the report to all members of the estate for approval through voting at the Annual General Meeting.

It is our hope that this newsflash will clarify any confusion that may have arisen from previous communication.

Kind regards,

HOA BOARD
Mosselbaai Golf Estate HOA