



MOSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION

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

P.O. Box 567 • MOSEL 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

15 NOVEMBER 2019

You are invited to attend the 22nd Annual General Meeting of the Home Owners Association

Friday 20 December 2019 @ 10:00

*At the Church Hall of the Moedergemeente Church, Corner of Church and Bland Street,
Mossel Bay*

Light refreshments will be served at the venue

If you are unable to attend the meeting please complete the proxy/voting paper and

- 1 Hand it in at the offices of Status Mark, 11 Meyer Street, Mossel Bay; or
- 2 Post it to the MBGEHOA, P O Box 567, Mossel Bay, 6500; or
- 3 Send it by email to: status2@status-mark.co.za; or
- 4 Fax it to 044 691 1520,
to reach us before commencement of the meeting

U word uitgenooi na die 22ste Algemene Jaarvergadering van die Huiseienaarsvereniging

Vrydag 20 Desember 2019 om 10:00

*In die Kerksaal van die Moedergemeente Kerk, Hoek van Kerk- en Blandstraat,
Mosselbaai*

Ligte verversings sal beskikbaar wees voor die vergadering

Indien dit nie vir u moontlik is om die vergadering by te woon nie, voltooi die volmag/stembrief en

- 1 Handig dit in by Status Mark, 11 Meyerstraat, Mosselbaai; of
- 2 Pos dit aan MBGEHOA, Posbus 567, Mosselbaai, 6500; of
- 3 Stuur dit per epos na: status2@status-mark.co.za; of
- 4 Stuur dit per faks na 044 691 1520,
om ons te bereik voor die aanvang van die vergadering.



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AGENDA/NOTICE

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION (NPC)
MOSSELBAAI GHOLFLANDGOED HUISEIENAARSVERENIGING (NWO)
REGISTRATION NUMBER/REGISTRASIE NOMMER: 1999/001249/0

Notice is hereby given of the 22ND Annual General Meeting of Mossel Bay Golf Estate Home Owners Association to be held at 10h00 on **FRIDAY 20 December 2019** in the Church Hall of the **Moedergemeente Church, Corner of Church and Bland Street, Mossel Bay** :

Only registered members or their legal proxies are permitted to attend.

Hiermee gee ons kennis van die 22STE Algemene Jaarvergadering van die Mosselbaai Gholflandgoed Huiseienaarsvereniging wat gehou sal word om 10h00 op **VRYPDAG 20 Desember 2019** in die Kerkzaal van die **Moedergemeente Kerk, Hoek van Kerk- en Blandstraat, Mosselbaai** :

Slegs geregisteerde lede of hulle volmagte mag die vergadering bywoon.

1	Opening en Verwelkoming	Opening and Welcome
2	Teenwoordig, verskonings en volmagte	Attendance, apologies and proxies
3	Goedkeuring van vorige notule <ul style="list-style-type: none">Notule van die Algemene Jaarvergadering van 20 Desember 2018	Approval of the previous minutes - p.4-10 <ul style="list-style-type: none">Minutes of the Annual General Meeting of 20 December 2018
4	Verkieping van Direkteure <p>Die pos van drie (3) Direkteure moet gevul word volgens Artikel 16.1 van die Grondwet, gebaseer op die huidige portefeulje van 8 (agtt) direkteure.</p> <p>Gebruik asseblief die aangehegte nominasievorm om kandidate voor te stel en die stuur die vorm na die kantore van Status Mark voor 10h00 op 13 Desember 2019 (11 Meyerstraat, Mosselbaai, 6500 of Posbus 567, Mosselbaai, 6500 of faks: 044 691 1520 of epos: status2@status-mark.co.za)</p>	Election of Directors – p.11 <p>The post of three (3) Directors to be elected in terms of article 16.1 of the Articles of Association based on the current portfolio of 8 (eight) directors.</p> <p>Please nominate candidates on the attached nomination form – this must be received at the offices of Status Mark (11 Meyer Street, Mossel Bay, 6500 or P O Box 567, Mossel Bay, 6500 or fax: 044 691 1520 or email: status2@status-mark.co.za) by not later than 10h00 on the 13th of December 2019.</p>
5	Voorsitter se verslag	Chairman's Report – p.12-16
6	Gedragreëls <ul style="list-style-type: none">Gedragreëls – verandering van die reëls om voorsiening te maak vir 'n troeteldierheffing. – Gewone Besluit 1	Conduct Rules <ul style="list-style-type: none">Conduct Rules – changes to the Rules to make provision for a pet levy – Ordinary Resolution 1 (p.19)

Datum van kennisgewing / Date of Notice:¹⁵ November 2019

	<ul style="list-style-type: none"> • Registrasie van gholfkaretjies by Status Mark en die vertoon van die erfnummer op die karetjie. – Gewone Besluit 2 • Die omskakeling van die gebruik van die “Allan Gray padfonds” na ‘n regs fonds of kapitale onderhouds fonds – Gewone Besluit 3 • Die Gedragsreels moet aangepas word sodat geen nuwe katte op die Landgoed toegelaat word nie; en alle katte reeds op die Landgoed moet geregistreer word by Status Mark – Gewone Besluit 4 • Instruksie aan Raad om die toedeling van heffings op gebruik/grootte van eiendom te oorweeg – Gewone Besluit 5 • Area 7 (Erf 15228) duidelikheid en studie – Gewone Besluit 6 • Gholfklub Verhouding - Gewone Besluit 7 	<ul style="list-style-type: none"> • Registration of golf carts at Status Mark and the display of the erf number on the golf cart – Ordinary Resoluiton 2 (p.22) • The conversion of the “Allan Gray road fund” to a Legal fund or capital maintenance fund – Ordinary Resolution 3 (p.26) • That the Conduct rules be changed that no new cats will be allowed as pets on the Estate; and all cats currently on the Estate must be registered with Status Mark – Ordinary Resolution 4 (p.27) • Instruction to the Board to consider the levy apportionment based on usage or size of property – Ordinary Resolution 5 (p.29) • Area 7 (Erf 15228) clarity and study – Ordinary Resolution 6 (p.31) • Golf Club Relationship – Ordinary Resolution 7 (p.32)
7	Finansies	Finance
	<ul style="list-style-type: none"> • Oorweging en goedkeuring van die aangehegte finansiële dokumente (insluitend die direksie goedkeuring, ouditeursverslag, balansstaat, inkomstestaat) • Finansiële state aangeheg • Gewone Besluit 8 	<ul style="list-style-type: none"> • Consideration and approval of the financial documents attached (including the directors approval, auditors' report, balance sheet, income statement) • Financials attached – p.36 • Ordinary Resolution 8
	<ul style="list-style-type: none"> • Goedkeuring van die begroting 2020/21, soos aangeheg – Gewone besluit 9 	<ul style="list-style-type: none"> • Approval of the budget for 2020/21, as attached – Ordinary Resolution 9 (p.58)
8	Ouditeure	Auditors
	<ul style="list-style-type: none"> • Aanstelling van ouditeure (2019/2020) – Gewone Besluit 10 ➤ <i>Voorstel Jean Pretorius Ouditeure</i> • Goedkeuring van die vergoeding van die ouditeure (2018/19) – Gewone Besluit 11 	<ul style="list-style-type: none"> • Appointment of auditors (2019/20) - Ordinary Resolution 10 ➤ <i>Proposed Jean Pretorius Auditors</i> • Approval of auditor's remuneration (2018/19) – Ordinary Resolution 11
9	Algemeen	General
	<p>Enige punte vir oorweging onder Algemeen moet voor 13 Desember 2019 ingehandig word by Status Mark</p>	<p>Please note that any items to be considered under General must be handed in before 13 December 2019 at the office of Status Mark</p>

Datum van kennisgewing / Date of Notice:¹⁵ November 2019

	Soos voorgeskryf deur Raad	By order of the Board
	<p>Nota :</p> <ol style="list-style-type: none"> 1. Elke gemagtigde lid sal geregtig wees om persoonlik te stem of deur 'n volmag en sal slegs 1 (een) stem hê per wooneenheid of erf geregistreer in hul naam, soos omskryf in die Grondwet. 2. Indien die eenheid of die erf in meer as 1(een) persoon se naam geregistreer is sal al die mede-eienaars gesamentlik slegs 1(een) stem hê. 3. Volmagte moet ingehandig word voor die aanvang van die vergadering. Volmagte kan ingehandig word by Algemene Jaarvergadering of by Status Mark se kantore te 11 Meyerstraat, Mosselbaai of per Posbus 567, Mosselbaai, 6500 of faks: 044 691 1520 of epos: status2@status-mark.co.za 	<p>Note :</p> <ol style="list-style-type: none"> 1. Every authorised member shall be entitled to vote in person or by proxy and shall have 1 (one) vote for each unit or erf registered in his name, subject to the provisions of the Articles. 2. If the unit or erf is registered in the name of more than 1 (one) person, then all such co-owners shall jointly have one vote. 3. Proxies must be handed in before commencement of the Annual General Meeting. Proxies can be handed in at the meeting or at the offices of Status Mark at 11 Meyer Street, Mossel Bay or at P O Box 567, Mossel Bay, 6500 or fax: 044 691 1520 or email: status2@status-mark.co.za
	<p><u>Ligte verversings sal beskikbaar wees vanaf 09h30 voor die vergadering</u></p> <p>** Indien u 'n volmag ontvang het, word u vriendelik versoek om alreeds teen 09:00 in te teken.</p> <p><u>Alle lede wie die vergadering gaan bywoon word aangemoedig om van 09:00 in te teken.**</u></p>	<p><u>Light refreshments will, as from 09h30 on the date of the meeting, be served at the venue.</u></p> <p>** If you received a proxy, you are kindly requested to be at the venue at 09:00 to sign in.</p> <p><u>All members who will be attending the meeting are encouraged to start signing in from 09:00.**</u></p>
	<p><u>** Enige punte vir bespreking onder Algemeen moet voor 13 Desember 2019 ingehandig word by Status Mark</u></p>	
	<p><u>Please note that any items to be discussed under General must be handed in before 13 December 2019 at the office of Status Mark</u></p>	

Datum van kennisgewing / Date of Notice: ...15... November 2019



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MINUTES OF THE 21st ANNUAL GENERAL MEETING OF THE MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION THAT WAS HELD ON THURSDAY, 20 DECEMBER 2018 AT 10H00 IN THE DUTCH REFORMED CHURCH HALL ("MOEDERGEMEENTE"), C/O BLAND AND CHURCH STREET, MOSSEL BAY

1	<u>OPENING & WELCOME:</u>	
	The acting chairman, Mr Martin Smith, opened the meeting and welcomed everyone present. The meeting was presented in English, and if any owners required a translation; Willem Prinsloo & Cleon Steyl were available to translate.	
2.	<u>ATTENDANCE PROXIES AND APOLOGIES:</u>	
	Members as per the attendance register: 69 Member Proxies received: 68	
	A legal Quorum was obtained. Status Mark: Messrs WCE Prinsloo, S Koen & C Steyl	
	<u>Apologies:</u> G Smith M Mentz A Stilwell B Nortje J Van Der Zee L Haasbroek A Geldenhuys S Schultz H Jooste L Ritky	
3	<u>APPROVAL OF THE PREVIOUS MINUTES & MATTERS ARISING:</u>	
	The minutes of the AGM of 20 December 2017 were tabled and the members were asked to approve with or without amendments. Minutes are so approved: Proposer: Mr. M Smith Seconded: Mr. O Ehrensperger	
4	<u>ELECTION OF DIRECTORS:</u>	
	Current composition of the Board is 7 to coincide with the number of portfolios. Two (2) positions are vacant. Status Mark received 2 nominations for the positions, therefore the directors are elected unopposed. Nominations received; and elected: Mr. F Gerber	

	<p>Dr. N Van Noordwyk</p> <p>The following Board members will remain on the Board: K Otto, P Venter W Roux CW Kuun M Smith</p> <p>The Chairman thanked Mr. Blythe-Wood and G Smith for their years of service to the HOA on the Board.</p>	
5	<u>CHAIRMAN'S REPORT</u>	
	<p>The written report was circulated prior to the meeting and updated and approved at the Annual General meeting.</p> <p>The following matters were highlighted:</p> <p>Finance: Mr W Roux is the current Chairman of the Financial Portfolio.</p> <ul style="list-style-type: none"> ➤ Mr Roux mentioned that arrear levies, penalties and interest in respect of one property had to be written off off due to prescription as well as the in duplim rule. ➤ The HOA received an unqualified audit, with the budget only increasing with R100/month to R1270/month. ➤ Some of the items leading to an increase are: <ul style="list-style-type: none"> ○ PSIRA ○ Minimum wage Act ○ 15% VAT ➤ Mr. Van Heerden: The member queried the amount under site office as well as the role/function of Irene Otto. <p>Mr Roux mentions that the line items reflected in the budget are descriptive and assist with expenditure monitoring as well as control.</p> <ul style="list-style-type: none"> ➤ Mr. W Prinsloo: Mr. Prinsloo highlighted the different items falling under "Site office". Historically, Mrs. Otto was employed by Suiderkruis. On request of the HOA, she was brought under "Site office" as an employee of Status Mark. Since the HOA did not want to deal with labour issues, Status Mark was requested to place Mrs. Otto on their payroll. The management fee of Status Mark is separate. Status Mark also provide services to the HOA via the Site Office. ➤ Mr. C De Jager: The member queries the legal costs incurred during the last financial year, especially since it was for one case. The member requests the meeting and new Board to at least reconsider the way forward with the case and offers his services to mediate/negotiate between the parties. 	

- Mr. De Jager mentions that, in his opinion, the HOA will lose the case. If we [the HOA] lose the case we will have to repay millions of Rands in collected OTB funds collected over the years
- Mr. De Jager cautions that even if the HOA wins, not all legal costs could be claimed back.
- Mr. De Jager compliments the Board on the new positive interaction with the members.
- Various members agree and request the Board to consider creating a legal sub committee as there are various legal practitioners owners on the estate.
- M Smith / W Roux: The Board acts in accordance with the MOI and as such, the conditions contained within the MOI must be enforced.
- A member states that one must be careful to continue with legal proceedings on principle alone – sometimes one must take a business decision and stop.
- Mr. Smith mentions that the arbitration award was in favour of the HOA and it was not the Board's decision to review case.
- Mr. Snyman mentions that if the budget is not approved, the Board cannot continue with the court case.
- In response Mr Roux states that opposing the review application was aligned to the MOI and the HOA legal counsel recommendation.
- Mr. D Le Roux: The member states the Board has overspent on the last financial year's budget, and requests that the Board keep to the approved budget.
- Mr. De Jager mentions that the MOI and Companies Act are not the alpha– CSOS is. And the criteria CSOS uses is reasonableness.
- Mr. E Irvia proposes that a sub committee must be co opted to research further.
- The Chairman mentions that nominations for directors were asked for when the agenda pack went out, yet only 2 nominations were received. The reality is that owners are not forthcoming to be nominated to serve on the Board.

PR and Marketing: Martin Smith (Chairman)

- During the year a cocktail evening was held which was attended very well.

	<ul style="list-style-type: none"> ➤ Several newflashes are sent out throughout the year as soon as important news needs to be shared with residents. ➤ The recent HOA golf day held on 2 December 2018 was a great success which enabled the HOA to donate R115 000 to the Hartenbos Bejaardesorgdiens. The members and everyone involved are thanked for their efforts and contributions. <p>Security: Pieter Venter (Chairman)</p> <ul style="list-style-type: none"> ➤ A major development is that (Sias/Irene) can now obtain police clearances on-line through LexisNexis at a fee less than previously charged. <p>Rules & Regulations: Carel Kuun (Chairman), assisted by Mr T Leonard is the Chairman of the Rules and Regulations Portfolio.</p> <ul style="list-style-type: none"> ➤ Mr.& Mrs Kruger: The members states their case for Resolution 1 – to have 2 dogs per erf approved. Mr. Kruger states that he would like to have the Board reconsider the decision not to allow his old family dog. The member undertakes to not replace the animal. ➤ Mr. Kuun: Whilst everyone has empathy with the situation, the Board must give effect to the Rules. Currently the rules allow only one pet per property. This resolution will be put to the vote to ascertain if owners want to change this rule. <p>ARB: G Smith (outgoing Chairman)</p> <ul style="list-style-type: none"> ➤ A member asked about the deck being built on a vacant erf. ➤ M Smith / C Kuun stated this was part of a consolidated erf where the owner bought the house as well as the vacant erf adjacent. The erf will be used as a garden. 		
6	<u>Ordinary resolution 1: Change of Conduct Rules to allow two (2) dogs per erf</u>		
6.1	Members were asked to vote whether to increase the number of dogs allowed per erf from one to two.		
	Proposer: G Kruger Seconded: D Van Heerden		
	In favour: 47 Against: 98 Abstain: 0		
	<i>ORDINARY RESOLUTION 1 MUST BE ACCEPTED BY A MAJORITY VOTE, THEREFORE ORDINARY RESOLUTION 1 WAS NOT ACCEPTED</i>		
	<u>Ordinary Resolution No2 : Police clearance for workers</u>		
6.2	Members were asked to vote on whether to do away with the requirement for police clearance for workers in cases where the resident supervises the work directly. After discussion at the meeting, the proposer withdrew the resolution,		

	<p>therefore no voting was necessary.</p> <p>Thus the status quo will remain. If a resident needs to bring a temporary worker onto the estate, the resident may contact the Estate Manager with the ID of the worker(s) whereafter permission may be granted.</p> <p>For permanent workers to obtain police clearance, the HOA can now, via Status Mark, obtain police clearances through LexisNexis. This process is much faster than going to a police station.</p> <p>Proposer: D Van Heerden Seconded: G Kruger</p>		
	In favour: N/A	Against: N/A	Abstain: N/A
	ORDINARY RESOLUTION 2 WAS WITHDRAWN, THEREFORE NOT VOTED ON.		
7	Ordinary Resolution No 3 (Financial Statements)		
7.1	<p>Consideration and Approval of Financial Statements as presented: The financial statements were audited by independent auditors.</p>		
	In Favour: 112	Against: 20	Abstain: 10
	ORDINARY RESOLUTION 3 MUST BE ACCEPTED BY A MAJORITY VOTE, THEREFORE ORDINARY RESOLUTION 3 WAS ACCEPTED.		
	Ordinary Resolution No 4 (Budget)		
7.2	<p>The budget for 2019/2020 was tabled.</p> <p>The budget estimates for the ensuing financial year were circulated prior to the Annual General Meeting.</p> <p>The budget was approved by the meeting.</p> <p>The new levy from 1 July 2019 will be R1270/month.</p>		
	In favour: 110	Against: 23	Abstain: 9
	ORDINARY RESOLUTION 4 MUST BE ACCEPTED BY A MAJORITY VOTE, THEREFORE ORDINARY RESOLUTION 4 WAS ACCEPTED		
8.	Ordinary Resolution No 5 (Appointment of Auditors)		
8.1	Jean Pretorius was appointed as Auditor for the ensuing year.		
	In Favour: 119	Against: 0	Abstain: 20
	ORDINARY RESOLUTION 4 MUST BE ACCEPTED BY A MAJORITY VOTE, THEREFORE ORDINARY RESOLUTION 5 WAS ACCEPTED		
	Ordinary Resolution No 6 (Auditor's Remuneration)		
8.2	The meeting approved the auditor's remuneration.		
	In Favour: 119	Against: 0	Abstain: 20

	<i>ORDINARY RESOLUTION 6 MUST BE ACCEPTED BY A MAJORITY VOTE, THEREFORE ORDINARY RESOLUTION 6 WAS ACCEPTED</i>		
9	<u>MATTERS OF WHICH PRIOR WRITTEN NOTICE HAS BEEN RECEIVED BY THE 13TH DECEMBER 2018 NO LATER THAN 10H00</u>		
9.1	AREA 7 (ERF 15228) – AREA NEXT TO SAN VINCENTE		
	<p>The Chairman briefly gave some background on the situation:</p> <ul style="list-style-type: none"> ➤ In 2017 with the Knysna fires as well as the fire spreading from Village on Sea; the HOA received official notice from the Fire Department to have the area cleared for brush fires. Complaints from residents opposite the Golf Estate were received by the Municipality. ➤ Upon closer inspection, it was found that the entire area (3.167ha) is owned by the Mossel Bay Golf Estate, therefore the responsibility to maintain rests with the HOA. ➤ The Municipality was questioned regarding the “Butterfly Reserve” status, however they have nothing official on record which designates this specific portion of land as being "butterfly sensitive" ➤ With the original development in 1997, there was an item from the Lepedopterist Society to ensure there were not endangered species in the the entire Golf Estate. Neither the Municipality or Status Mark have any documents regarding any endangered species being found. ➤ Subsequent to meeting with the Municipality, Fire Department and Department of Forestry, the HOA had to bruch cut the area and create a fire break of 5m. ➤ Seeing that the area is the property of the HOA, the Board considered this asset an opportunity to create financial and individual ownership value for Home Owners. ➤ With 43 “off cuts” on the Estate, this was potentially a viable piece of land to consider developing. ➤ The Board by way of a sub committee decided to circulate a questionnaire to the members to gauge their feeling regarding possible future development of the area. ➤ The 3 possible options proposed were: <ul style="list-style-type: none"> ○ A frail care with wellness centre ○ Additional erven ○ Keep site as is ➤ At this time there are no plans to develop. Further investigation must be done. ➤ Owners will be kept abreast with process and a Special General Meeting will be called once a decision needs to be taken. ➤ Isolde Bayne stated that purchasors are not being told the truth by estate agents. Especially when it comes to 		

	Milkwood trees. The member requires assistance with trimming of same.		
11	GENERAL		
11.1	FIBRE INTERNET		
	<p>The HOA negotiated with TELKOM to install the fibre backbone on the estate at no charge. The installation is currently underway and is set to be completed around March 2019 (if on schedule).</p> <p>Once the backbone is installed, the individual owners may approach service providers to connect to their individual properties. The Board is also busy with talks with ISP's to provide services. Since the network is open, residents may use any service provider.</p>		
12	CONCLUSION		
	<p>In conclusion Mr Smith thanked his fellow board members, especially Mr. Blythe-Wood and Mr. G Smith who have served the Board with distinction.</p> <p>All members and their families are wished a joyous festive season.</p> <p>The meeting adjourned at 12H19</p> <p>Distribution: Minutes book All owners</p>		

NOMINATION OF DIRECTORS

MOSSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION (NPC)
(Association incorporated under Section 21)
Registration number 1999/001249/08

I _____ of erf _____, being a member of the Mossel Bay Golf Estate Home Owners Association hereby nominate the following person/s as director for election at the Annual General Meeting of the Company to be held on 20 December 2019 at 10H00 :

Name (in block letters)	Address/Erf no in Mossel Bay Golf Estate	Acceptance of nomination (signature)
1.		
2.		
3.		
4.		
5.		

Signed this _____ day of _____ 2019.

Signature

(Name of signatory in block letters)

NOTE: ARTICLES 15.2, 15.3 AND 15.4 OF THE MEMORANDUM OF INCORPORATION

15.2 : Every Director shall be an owner or the duly authorised representative of an owner which is a company, close corporation, trust, consortium or other suchlike entity. Every Director shall reside in the Development as his permanent residence or within the municipal district of Mossel Bay.

15.3 : Not later than seven (7) days before the date on which the annual general meeting is to take place, members must in writing nominate their proposed Directors for election at that annual general meeting.

15.4 : No person may be appointed as a Director if he or the principal referred to in Articles 15.2 is in arrear with his levy payments."

NB : Please take note that the members in general meeting may refuse to accept for election a nomination not accepted by the person so nominated.

THIS NOMINATION FORM MUST BE RECEIVED BY STATUS MARK BY NOT LATER THAN 10h00 ON 13 DECEMBER 2019 AT THE OFFICES OF STATUS MARK AT 11 MEYER STREET, MOSSSEL BAY OR AT P O BOX 567, MOSSSEL BAY, 6500, email: status2@status-mark.co.za; fax: 044 691 1520



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CHAIRPERSON'S REPORT: DECEMBER 2019

OPENING STATEMENT

It gives me pleasure to present the 2019 Chairperson's report for the Mossel Bay Golf Estate Home Owners Association (HOA). At the outset I wish to acknowledge the directors of the HOA Board for their unselfish commitment and devotion to serving and advancing the interest of the HOA during the period under review.

Following Martin Smith's election as President of the Mossel Bay Golf Club he subsequently resigned as director of the HOA Board. I take this opportunity to thank him for the contribution he made to the HOA over an extended period of time as a director of the Board and trust that his term as President of the Golf Club will be successful.

Status Mark as Management Agent for the HOA has again delivered the quality of service the HOA have become accustomed to over the years. Based on the value of services provided by the Status Mark team the Board has re-appointed them for a period of 3 (three) years.

DIRECTOR PORTFOLIO'S

Willem Roux:	Chairperson
Nick van Noordwyk:	Vice-Chairperson, ARB and Golf Club
Martin Smith:	PR & Marketing (resigned October 2019)
Pieter Venter:	Security
Kosie Otto:	Maintenance
Carel Kuun:	Rules & Regulations and ARB
Peet Bierman:	Finance (co-opted)
Frans Gerber:	Environment
Gabriel Smith:	Co-opted

FINANCE

Having vast experience in financial management at an executive level with large corporates, Peet Bierman was co-opted onto the Board of Directors and have in a short period of time implemented a number of new financial management procedures.

Being mindful of the aforesaid, obtaining an unqualified audit was never in doubt and the finances of the HOA are healthy and in good shape with more than R1,8m in cash reserves set aside in investments. The liquidity ratio of the HOA is excellent.

Against this background it is worthwhile mentioning that the annual increase in levies over the past 4 (four) years was kept at around 7%.

The Board thank all the members who are paying their levies on time, which contribute to a sound debtors age analysis. Currently there is 1 (one) erven in liquidation and 2 (two) owners in arrears and the subject of legal proceedings.

More effective measures of cost control and a monthly income and expenses forecast, as well as a cash flow estimate were introduced.

Taking into account the current economic realities the Board aimed to keep the levy increase for 2020/21 as low as possible.

By exploiting the benefits of the fibre optic network, the Directors have decided not to renew the TELKOM internal line (copper analogue line) contract which expires end February 2020, but rather to channel some of these funds to maintenance and beautifying the Estate, without any subsequent cost burden to members.

Following stringent budget guidelines, as well as hedging against possible future financial hurdles, the Board recommend that the levies for 2020/21 be set at R1 350/month – this is a 6% increase on levies of the previous year.

PR AND MARKETING

Newsflashes e-mailed to home owners continue to be the most optimal form of communication in keeping owners informed of any developments/activities which may impact them.

The HOA Golf Day which took place on 26 May 2019 was well supported by members. The prize-giving event was used to share HOA related information, socialise and inter-act with fellow owners.

No doubt upgrades and refurbishments at the Mossel Bay Golf Club has improved its appearance and presentation to members. Home Owners are encouraged to take up a membership of the Club and to make use of the services offered.

The annual HOA Charity Golf Day took place on Sunday, 2 December 2018 at the Mossel Bay Golf Club. The proceeds of this golf day, being R115 000, was donated to the Hartenbos Bejaardesorg.

SECURITY

Security Guards at the main entrances to the Estate are contracted from Thorburn Security, while alarm monitoring and response services, at telephone number 081 777 5338, are provided by Suiderkruis Security. Using two different security companies for the activities mentioned has over the years proven to be effective, to the extent that the Estate have been free of any criminal incident for the past 47 months.

The E- Tag system for entering/exiting the Estate was successfully implemented. Security at the Golf Club entrance has been improved with the installation of closed-circuit video cameras in strategic positions.

The Security and Risk Analysis for the Estate, direct and focus attention to aspects considered a potential weakness. In this regard all contractor vehicles need to have decals on their doors for identification purposes. With the Estate Manager and Assistant Manager trained and authorised to process Police Clearance Certificate applications, required by persons working on the Estate, fast turn-around times of applications has satisfied those affected.

All domestic workers working on the Estate are required to wear their access cards such that it is visible. New access cards will now be programmed with an expiry date.

Security measures in operation include closed-circuit video cameras at the main entrances, electric fencing, moveable alarms, access control, roaming vehicle patrols and monitoring of construction sites. These measures, together with the co-operation of home-owners have all contributed to maintaining a safe and secure Estate.

As all resident's impact security, the Board request the adherence to security processes and procedures.

RULES AND REGULATIONS

The last amendments to the Rules and Regulations were agreed upon at the 2017 AGM.

Although all home owners undertake to comply with the rules of the HOA, problems are still experienced with residents who want more than one dog, or a larger than specified dogs to the Estate. Since rules regarding pets have been voted upon at numerous AGM's the Board is not at liberty to make exceptions to this rule.

Sporadic complaints of speeding, noise and disagreements with neighbours have been received. The Board nevertheless want to thank the overwhelming majority of residents who display respect and consideration for their fellow residents on the Estate and for complying to the rules.

ENVIRONMENT

The HOA is responsible for the management and maintenance of the nature reserve area on the southern side of the Estate. Curtailing and eradicating the spread of "Rooiputjie" in this steep sloped area is a constant challenge.

In order for the HOA to comply with the rezoning and sub-division conditions attached to the development of the Estate, the services of an Environmental Management Specialist are employed. In addition to the aforesaid this specialist also assists the HOA in providing recommendations to comply with legislation pertaining to alien and invasive plant species on private and common property.

In this regard and when informed, home owners are requested to assist with the removal or where applicable propagation of alien and invasive plant species.

Owners/residents are requested to refrain from dumping garden refuse in the nature reserve on the southern side of the Estate.

MAINTENANCE

Scheduled and unscheduled maintenance, as well as repairs are performed throughout the year to ensure that common user assets perform as required, are well kept and enhance safety.

These maintenance activities cover assets such as; vegetation control in common areas, entrances, street lighting, fencing, roads, signage, clearance of storm water channels, swimming pools, gardens and irrigation.

ARCHITECTURAL REVIEW BOARD (ARB)

The ARB portfolio was taken over by Nick van Noordwyk. After a series of interviews with local architects, a new consulting architect was appointed in the person of Lodewyk Coetzee. Several meetings with the municipality were held to establish a good working relationship, mutual co-operation and an understanding of the roles and responsibilities of each other.

During the year the ARB had numerous requests for building works, which included alterations, extensions or upgrades to homes within the Estate. The plans for two new homes were approved and are in the process of being build. The ARB is in a position to report that illegal fences have in the majority of cases been removed.

There are still 18 vacant stands in the Estate, of these 16 are currently paying Obligation to Build (OTB) penalties.

GENERAL

It is common knowledge that the poor relationship between the HOA and the Mossel Bay Golf Club has given rise to much unhappiness and anxiety. As the relationship with the Club impact all property owners, the Board has throughout this saga been transparent by keeping owners informed of developments and consequences thereof.

The Co-operation Agreement entered into between the HOA and the Mossel Bay Golf Club expires at the end of June 2020. Having a sound working relationship/partnership with the Club is in the best interest of the HOA and the Club, as well as their respective members.

Following more than 18 months of negotiations an addendum to the Notarial Agreement of Lease was proposed by negotiation team representatives from the HOA, Club and Municipality. The costs associated with this proposal is aligned to the current payments of the existing Co-operation Agreement between the HOA and the Golf Club. These payments form part of the monthly levy currently paid by Home Owners.

Should the aforesaid offer not be agreed upon by the Club by 30 June 2020 the HOA will accept the Notarial Agreement of Lease as the only contractual arrangement between the Club and the HOA.

In spite of some delays, challenges and issues the installation of the optical fibre cable throughout the Estate is completed. As HOA we are proud to be part of the growing number of estates in South Africa with full fibre available to all homes. A substantial number of owners have already installed fibre, via different Internet Service Providers (ISP) to their home.

During the 2018 AGM the Board made mentioned of the potential to unlock additional value for home owners of the Estate by considering the development of Erf 15228. Contact was made with the Lepidopterist Society who recommended a specialist to perform a butterfly survey of the area. The survey was conducted on 16 October 2019 and no rare or endangered butterflies were found in the area.

A Supreme Court of Appeal judgement delivered on 28 March 2019 involving Mount Edgecombe Country Club Estate have a profound impact on gated communities and estates such as ours. The judgement set and confirmed the following principles:

- Roads within the estate are not public roads;
- The relationship between home owners and the home owners associations are contractual, whereby home owners agree to be bound by the rules of the association;
- Any breach of the rules is a matter strictly between the home owner and the association;
- A home owner must ensure that their family members/visitors comply with the conduct rules or face the consequences of any sanction imposed – the rules are only enforceable between the contracting parties;
- The control of speed within the estate falls within the contract concluded between the owner and the association, and
- The restrictions imposed by the rules are private ones entered into by the home owner when he/she elected to buy in the estate.

CLOSING

In closing, I wish you and your families all the best during the festive season and a peaceful, healthy and prosperous 2020.

Willem Roux
Chairperson
Mossel Bay Golf Estate Home Owners Association

PROXY/VOTING PAPER
MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION
(Association incorporated under Section 21)
Registration number 1999/001249/08

I _____ of erf _____, being a member of the Mossel Bay Golf Estate Home Owners Association hereby appoint -

_____ of _____, or failing him/her

_____ of _____, or failing him/her,

the chairman of the meeting as my proxy to

vote for me and on my behalf, at the Annual General Meeting of the Association to be held at 10h00 on the **20th day of December 2019** in the Church Hall of the Dutch Reformed Church Moedergemeente, Mossel Bay Central, C/o Bland and Church Street, Mossel Bay and any adjournment thereof as follows :

Ordinary Resolution No 1 (Pet levy)

In favour : Against : Abstain :

Ordinary Resolution No 2 (Golf cart registration)

In favour : Against : Abstain :

Ordinary Resolution No 3 (Legal fund / Capital maintenance fund)

In favour : Against : Abstain :

Ordinary Resolution No 4 (Cats)

In favour : Against : Abstain :

Ordinary Resolution No5 (Apportionment of levies)

In favour : Against : Abstain :

Ordinary Resolution No 6 (Area 7)

In favour : Against : Abstain :

Ordinary Resolution No 7 (Golf Club)

In favour : Against : Abstain :

Ordinary Resolution No 8 (Financial Statements)

In favour : Against : Abstain :

Ordinary Resolution No 9 (Budget)

In favour : Against : Abstain :

Ordinary Resolution No 10 (Auditors)

In favour : Against : Abstain :

Ordinary Resolution No 11 (Auditors Remuneration)

In favour : Against : Abstain :

(indicate instruction to proxy by way of a X in the space provided above)

Unless otherwise instructed my proxy may vote as he thinks fit.

Signed this _____ day of _____ 2019.

Signature

(Name of signatory in block letters)

(NOTE : ARTICLE 27.1 OF THE ARTICLES OF ASSOCIATION
27.1 : A member may be represented at a general meeting by a proxy, who need not be a member of the Association. The instrument appointing a proxy, whether for a specified meeting or otherwise, shall be in writing signed by the member concerned or his agent, duly authorised thereto in writing, and shall be in the form below or to the effect of the form below, or in such other form as the directors may approve, in either case under the heading of or referring to the Association's name.

THIS PROXY MUST BE RECEIVED BEFORE COMMENCEMENT OF THE MEETING. PROXIES CAN BE HANDED IN AT THE OFFICES OF STATUS MARK AT 11 MEYER STREET, MOSSEL BAY OR AT P O BOX 567, MOSSEL BAY, 6500, email: status@status-mark.co.za, fax: 044 691 1520

VOLMAG/ STEM BRIEF
MOSELBAAI GHOLF LANDGOED HUISEIENAARSVERENIGING (NWO)
Registrasie nommer 1999/001249/08

Ek _____ van erf _____, 'n lid van die Mosselbaai Gholf Landgoed Huseienaarsvereniging stel hiermee vir

_____ van _____, of alternatiewelik hy/ sy

_____ van _____, of alternatiewelik hy/ sy,

die voorsitter van die vergadering as my volmag

om namens my te stem by die Algemene Jaarvergadering wat gehou sal word om 10H00 op die **20ste dag van Desember 2019** in die **Kerksaal van die NG Modergemeente, Mosselbaai Sentraal, HV Bland en Kerkstraat, Mosselbaai** en enige verdagting daarvan:

Gewone Besluit Nr 1 (Troeteldierheffing)

Ten gunste : Teen : Buite Stemming:

Gewone Besluit Nr 2 (Gholfkarretjie registrasie)

Ten gunste : Teen : Buite Stemming:

Gewone Besluit Nr 3 (Regsfonds / Kapitale reserwefonds)

Ten gunste : Teen : Buite Stemming:

Gewone Besluit Nr 4 (Katte)

Ten gunste : Teen : Buite Stemming:

Gewone Besluit Nr 5 (Toedeling van heffings)

Ten gunste : Teen : Buite Stemming:

Gewone Besluit Nr 6 (Area 7)

Ten gunste : Teen : Buite Stemming:

Gewone Besluit Nr 7 (Gholfklub)

Ten gunste : Teen : Buite Stemming:

Gewone Besluit Nr 8 (Finansiële State)

Ten gunste : Teen : Buite Stemming:

Gewone Besluit Nr 9 (Begroting)

Ten gunste : Teen : Buite Stemming:

Gewone Besluit Nr 10 (Ouditeure)

Ten gunste : Teen : Buite Stemming:

Gewone Besluit Nr 11 (Ouditeurs vergoeding)

Ten gunste : Teen : Buite Stemming:

(dui u versoek aan die volmag by wyse van 'n X in die spasie voorsien)

Tensy anders versoek mag my volmag stem soos hy/ sy goed dink.

Geteken op die _____ dag van _____ 2019.

Handtekening

(Naam in drukskrif)

[NOTE : ARTICLE 27.1 OF THE ARTICLES OF ASSOCIATION
22.1 : "A member may be represented at a general meeting by a proxy, who need not be a member of the Association. The instrument appointing a proxy, whether for a specified meeting or otherwise, shall be in writing signed by the member concerned or his agent, duly authorised thereto in writing, and shall be in the form below or to the effect of the form below, or in such other form as the directors may approve, in either case under the heading of or referring to the Association's name."

HIERDIE VOLMAG MOET INGEHANDIG WORD VOOR DIE AANVANG VAN DIE VERGADERING EN KAN INGEHANDIG WORD BY STATUS MARK, 11 MEYER STRAAT, MOSELBAAI OF POSBUS 567, MOSELBAAI, 6500; EPOS: status2@status-mark.co.za; faks: 044 691 1520

Annual General Meeting 20 December 2019

ORDINARY RESOLUTION 1: Pet Levy

Background:

Originally the Estate was pet free and no pets were allowed. However, with time, the rules were relaxed and pets were allowed, first for only owners, then both for owners and tenants.

Whilst the emotional benefits of pets (especially dogs) are not questioned, the nuisance caused by them at times (such as continuous barking/howling and mess made whilst walking on the Estate) is becoming worrisome.

Subsequent to the AGM, various residents have expressed interest in having 2 dogs on the Estate instead of one.

Current Situation:

Currently, no additional levy is imposed on pet owners, however there is a collective burden on cleaning up behind some of the residents' pets when they are taken on walks on the Estate. The annoyance factor with barking/howling must also be kept in mind, especially when the particular resident is away at work, yet the dog is alone at home.

With cats not kept indoors or in an approved cattery, the risk to the fauna on the Estate is great. It has happened that cats were seen roaming on the Estate.

Proposed:

It is therefore proposed that a pet levy be imposed on owners who have pets on the Estate; or have tenants/occupiers who have pets on the Estate.

Such levy shall be calculated at 10% of the total monthly levy, and shall be payable monthly in advance.

PROPOSER:

SECONDED:

The image shows two handwritten signatures in black ink. The first signature is positioned above the 'PROPOSER:' label, and the second signature is positioned above the 'SECONDED:' label. Both signatures are cursive and somewhat stylized.

ORDINARY RESOLUTION 1: PET LEVY

Old (current) Conduct Rules regarding PETS:	New (proposed) Conduct Rules regarding PETS
<p>1.1 An owner or occupier of an erf or a unit shall not, without the consent in writing of the Directors, which approval may not be unreasonably withheld, keep any animal, reptile or bird in an erf, unit, or on the common property. An owner or occupier must apply for such consent on the prescribed application form, attached hereto marked Annexure "A".</p> <p>1.2 When granting such approval, the Directors may prescribe any reasonable condition, including, but not limited to the following conditions:</p> <p>1.2.1 Only one pet per erf will be allowed;</p> <p>1.2.2 Only one (1) small type of dog (of which the weight of the specific breed is not more than fifteen kilograms (15kg)) will be allowed;</p> <p>1.2.3 No dog will at any time be allowed within the boundary of the Conservation area;</p> <p>1.2.4 Any dog outside the premises of the owner must be on a leash at all times or kept in approved enclosure;</p> <p>1.2.5 Aggressive or vicious behavior of dogs will not be tolerated;</p> <p>1.2.6 Excessive barking will be regarded as a nuisance and will not be tolerated (the Local Authority by-laws relating to pets will be strictly enforced. These by-laws make provision for criminal proceedings to be instigated in instances where due consideration is not given to neighbors);</p> <p>1.2.7 Fouling of gardens, lawns and public area will not be tolerated and the owner of the offending pet will be responsible for the removal of any droppings;</p> <p>1.2.8 Kennels housing animals shall be screened from public view in such a manner that it shall not constitute a disturbance or</p>	<p>1.1 An owner or occupier of an erf or a unit shall not, without the consent in writing of the Directors, which approval may not be unreasonably withheld, keep any animal, reptile or bird in an erf, unit, or on the common property. An owner or occupier must apply for such consent on the prescribed application form, attached hereto marked Annexure "A".</p> <p>1.2 When granting such approval, the Directors may prescribe any reasonable condition, including, but not limited to the following conditions:</p> <p>1.2.1 Only one pet per erf will be allowed;</p> <p>1.2.2 Only one (1) small type of dog (of which the weight of the specific breed is not more than fifteen kilograms (15kg)) will be allowed;</p> <p>1.2.3 A pet levy calculated at 10% of the total monthly levy shall be levied on the account of the registered owner as soon as the application mentioned in 1.1 above is approved. In the event the person applying for a pet is a tenant/occupier, the pet levy will be levied on the account of the registered owner of the erf/unit.</p> <p>1.2.4 No dog will at any time be allowed within the boundary of the Conservation area;</p> <p>1.2.5 Any dog outside the premises of the owner must be on a leash at all times or kept in approved enclosure;</p> <p>1.2.6 Aggressive or vicious behavior of dogs will not be tolerated;</p> <p>1.2.7 Excessive barking will be regarded as a nuisance and will not be tolerated (the Local Authority by-laws relating to pets will be strictly enforced. These by-laws make provision for criminal proceedings to be instigated in instances where due consideration is not given to neighbors);</p>

<p>nuisance to adjoining properties or other owners or occupiers;</p> <p>1.2.9 Every pet must wear a collar with a tag indicating the name and telephone number of the owner. Stray pets without identification will be apprehended and handed to the Municipal pound or RSPCA;</p> <p>1.2.10 The HOA Board reserves the right to insist that the owner remove a pet should it become a nuisance;</p> <p>1.2.11 Cats must be kept inside owner's house or premises at all times or in an approved cattery. If the cat is outside on the premises it must be under the visual supervision of the owner at all times. No cat will be allowed outside premises on common property.</p> <p>1.3 The Directors may withdraw such approval in the event of any breach of any condition prescribed in terms of rule 1.2.</p> <p>1.4 No visitor will be allowed to bring any animal into the Mossel Bay Golf Estate.</p>	<p>1.2.8 Fouling of gardens, lawns and public area will not be tolerated and the owner of the offending pet will be responsible for the removal of any droppings;</p> <p>1.2.9 Kennels housing animals shall be screened from public view in such a manner that it shall not constitute a disturbance or nuisance to adjoining properties or other owners or occupiers;</p> <p>1.2.10 Every pet must wear a collar with a tag indicating the name and telephone number of the owner. Stray pets without identification will be apprehended and handed to the Municipal pound or RSPCA;</p> <p>1.2.11 The HOA Board reserves the right to insist that the owner remove a pet should it become a nuisance;</p> <p>1.2.12 Cats must be kept inside owner's house or premises at all times or in an approved cattery. If the cat is outside on the premises it must be under the visual supervision of the owner at all times. No cat will be allowed outside premises on common property.</p> <p>1.3 The Directors may withdraw such approval in the event of any breach of any condition prescribed in terms of rule 1.2.</p> <p>1.4 No visitor will be allowed to bring any animal into the Mossel Bay Golf Estate.</p>
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Annual General Meeting 20 December 2019

ORDINARY RESOLUTION 2: Golf Cart Registration

Current Situation:

Currently, it is not a requirement to have a golf cart belonging to a residents/tenants/occupiers on the Estate registered.

Proposed:

It is therefore proposed that:

1. All golf carts on the Estate belonging to residents (or their tenants/occupiers) on the Estate be registered with Status Mark.
2. The erf number of the property be displayed on the golf cart and be clearly visible.

PROPOSER:

SECONDED:

Handwritten signatures in black ink. The top signature is for the proposer, and the bottom signature is for the seconder. Both are stylized and cursive.

ORDINARY RESOLUTION 2: GOLF CART REGISTRATION

Old (current) Conduct Rules regarding vehicles:	New (proposed) Conduct Rules regarding vehicles:
<p>8. VEHICLES</p> <p>8.1 No owner, occupier or visitor shall park or stand any vehicle upon a common area/common property, or permit or allow any vehicle to be parked or stood upon a common area/common property in a manner which creates a nuisance to the owner or occupier of another unit or erf.</p> <p>8.2 The Directors may instruct the removal (by towing away) any vehicle parked, standing or abandoned on a common area/common property without the Directors prior written consent. The risk and expense of removal pertaining to the above will be for the owner of the vehicle,</p> <p>8.3 Owners and occupiers of units or erven shall ensure that their vehicles, and the vehicles of their visitors and guests, do not drip oil or brake fluid onto a common area/common property or in any other way deface a common area/common property.</p> <p>8.4 No owner or occupier shall be permitted to dismantle or affect major repairs to any vehicle on any portion of a common area/common property, their unit or erf without the written approval of the Directors/trustees.</p> <p>8.5 Caravans, boats, and trailers may not be parked on a common area/common property.</p> <p>8.6 An owner or occupier of a unit shall be allowed to park their caravan, trailer or boat visibly on the owner's property for a maximum of 72 hours.</p> <p>8.7 The parking of vehicles, including boats, caravans and trailers, is done at the risk of the owner of the vehicle and no responsibility or liability shall be attached to the HOA for any</p>	<p>8. VEHICLES</p> <p>8.1 No owner, occupier or visitor shall park or stand any vehicle upon a common area/common property, or permit or allow any vehicle to be parked or stood upon a common area/common property in a manner which creates a nuisance to the owner or occupier of another unit or erf.</p> <p>8.2 The Directors may instruct the removal (by towing away) any vehicle parked, standing or abandoned on a common area/common property without the Directors prior written consent. The risk and expense of removal pertaining to the above will be for the owner of the vehicle,</p> <p>8.3 Owners and occupiers of units or erven shall ensure that their vehicles, and the vehicles of their visitors and guests, do not drip oil or brake fluid onto a common area/common property or in any other way deface a common area/common property.</p> <p>8.4 No owner or occupier shall be permitted to dismantle or affect major repairs to any vehicle on any portion of a common area/common property, their unit or erf without the written approval of the Directors/trustees.</p> <p>8.5 Caravans, boats, and trailers may not be parked on a common area/common property.</p> <p>8.6 An owner or occupier of a unit shall be allowed to park their caravan, trailer or boat visibly on the owner's property for a maximum of 72 hours.</p> <p>8.7 The parking of vehicles, including boats, caravans and trailers, is done at the risk of the owner of the vehicle and no responsibility or liability shall be attached to the HOA for any</p>

<p>loss or damage of whatever nature which the owner, or any person claiming through or under him, may suffer as a consequence of his vehicle having been parked on the common property or roads within the estate.</p> <p>8.8 No person may reside or sleep in a vehicle, trailer or caravan on the Estate.</p> <p>8.9 The speed limit on the Estate is 25 km/h.</p> <p>8.10 Residents are reminded that golfers, children and other pedestrians will frequently cross streets on the Estate and should approach all designated crossings with extreme caution.</p> <p>8.11 The streets are intended to allow the movement of all occupants, whether by foot or mechanical means.</p> <p>8.12 Unlicensed drivers are not permitted to drive any vehicle, including golf carts, on the Estate.</p> <p>8.13 Vehicles may not be parked in such a manner as to cause an obstruction to traffic.</p>	<p>loss or damage of whatever nature which the owner, or any person claiming through or under him, may suffer as a consequence of his vehicle having been parked on the common property or roads within the estate.</p> <p>8.8 No person may reside or sleep in a vehicle, trailer or caravan on the Estate.</p> <p>8.9 The speed limit on the Estate is 25 km/h.</p> <p>8.10 Residents are reminded that golfers, children and other pedestrians will frequently cross streets on the Estate and should approach all designated crossings with extreme caution.</p> <p>8.11 The streets are intended to allow the movement of all occupants, whether by foot or mechanical means.</p> <p>8.12 Unlicensed drivers are not permitted to drive any vehicle, including golf carts, on the Estate.</p> <p>8.13 Vehicles may not be parked in such a manner as to cause an obstruction to traffic.</p> <p>8.14 Residents and/or occupiers shall register their golf carts with Status Mark.</p> <p>8.15 The golf carts mentioned in 8.14 above will clearly display the ERF NUMBER on the golf cart; and such ERF NUMBER shall at all times be visible from the outside.</p>
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Annual General Meeting 20 December 2019

ORDINARY RESOLUTION 3: Road levy / Legal fund levy

Background:

Currently the funds in the Allan Gray Road Fund are earmarked to repair the roads once construction of the houses are complete.

The objective of the levy was to accumulate funds to repair the road due to the abnormal loads and stresses placed on the paving. Each owner makes a contribution to the Road fund when paying the building deposit.

Current Situation:

Currently, the funds are not being used and will only be used for road repairs.

Proposed:

It is therefore proposed that the funds currently in the Allan Gray Road Fund be earmarked for:

1. A legal fund in the event the OTB legal action has a negative outcome for the Estate; or
2. If a positive outcome, the monies are to be spent on maintenance and/or capital maintenance for the Estate.

It is further proposed that this decision, if adopted successfully, will remain in place until such time as the funds in the reserve fund equals R5 million or one (1) year's levies, whichever is sooner.

PROPOSER:



SECONDED:



Annual General Meeting 20 December 2019

ORDINARY RESOLUTION 4: CATS

Background:

The Estate is situated in such a position that it borders a nature reserve to the South, while in multiple areas dotted across the Estate are green areas.

The intention is to create a feeling of nature while promoting the indigenous fauna and flora.

Current Situation:

Increasingly, more and more frequent reports are received about birdlife not being as abundant as it once was. Many times, cats are spotted in the surrounding areas.


Several properties on the Estate have cats approved as pets.

Proposed:

It is therefore proposed that in order to promote and maintain the unique natural environment surrounding the Golf Estate:

1. No further cats are approved as pets on the Estate.
2. All cats currently on the Estate must be reregistered with Status Mark.
3. Any non-approved domestic cat on the Estate after date of this AGM and successful adoption of this resolution, will attract a penalty of R1000.

PROPOSER:



SECONDED:



ORDINARY RESOLUTION 4: CATS

Old (current) Conduct Rules regarding cats:	New (proposed) Conduct Rules regarding cats:
1.2.11 Cats must be kept inside owner's house or premises at all times or in an approved cattery. If the cat is outside on the premises it must be under the visual supervision of the owner at all times. No cat will be allowed outside premises on common property.	1.2.11 <i>No new cats will be allowed on the Estate from 20 December 2019. Any resident who currently has a cat(s) on the Estate, approved or not, must register their cat(s) at Status Mark before 30 March 2019.</i>

Resolution 5

Tel (home) 044-6912783
Cell No 0606 381 929
Cell No 2 083 741 7078
E-Mail iti26097@mweb.co.za

343B Oporto Village
Mossel Bay Golf Estate
Mossel Bay
6500

Postal Address;

PO Box 2593
Mossel Bay
6500

Chairman
Home Owners Association
Mossel Bay Golf Estate
c/o Status Mark
Mossel Bay
6500

24th October 2019

Re; Levies of Properties and Units, Mossel Bay Golf Estate.

Levies are paid, by residents of the Mossel Bay Golf Estate, to the Home Owners Association, as determined in Article 11, **LEVIES, MEMORANDUM OF INCORPORATION, MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION (RF) NPC.**

Article 11 specifically states, in article 11.8,

"That the Directors; In exercising their discretion regarding equitable apportionment, the Directors shall consider:

- 11.8.1 The number of households which may potentially be accommodated in a unit.
- 11.8.2 The usage of the Unit, including usage as a guesthouse or for purpose of rental, in whole or in Part.
- 11.8.3 Joint ownership to the extent that the dwelling is capable of being used simultaneously by more than one household.
- 11.8.4 The number of Actual occupiers accommodated in a unit from time to time.
- 11.8.5 For the purposes of article 11.8, a household shall be considered to be a group of persons, whether owners of a particular unit or not, living together in a unit, or a portion of a unit, separately from another such group, or groups.

Nobody disputes the right, and the obligation, of the Directors, to raise the required levies, in order to pay the costs associated with the Management, and Maintenance, of the Estate. A question that has been raised however is the question of the fairness of the apportionment of the Levies.

The Mossel Bay Golf Estate comprises a mixture of Single, Free standing units(Houses) built on individual Ervin, and cluster units built on common property, and held either as free standing, or as part of a Sectional Title scheme.

To date, it has been the accepted practice that each free standing unit(house), and units on common property, whether managed as Sectional Title, or free standing, pay levies based on their being single units, with an equal share in the costs, and benefits,

of living on the Estate. This was irrespective if the building footprint of the individual buildings, comprising between two and four liveable units, was similar to that of the free standing houses on their individual Ervin. This argument was generally accepted by residents, as the individual buildings, in the various cluster units, had been officially, or formally, subdivided, in terms of the Sectional Titles act, into individual family units, while the single, free standing houses were understood to be single residential units.

What one does observe, on the Estate, is that there are many other, free standing houses, which have, INFORMALLY, been subdivided into separate residential units. Some have an owner's residence on one floor, and a rental property on another floor. Some accommodate more than one family, and are in fact a de-facto subdivision of a single stand house. Others are openly used as self catering guest houses, while reserving a floor or two for the owner's convenience, and all the while these owners pay a single levy on the entire unit, and not, as owners of cluster units do, a levy on each subdivision.

I do believe that it would be incumbent on the Directors to re-evaluate how their levies are calculated, as many of the supposedly single residential free standing houses are obviously not being occupied as they were intended to be occupied, but have morphed into mini cluster units within a single erf. No house, or unit, can be built, or altered, on this Estate, without the plans being perused by the Architectural Committee. It would be relatively simple to deduce that, should an owner duplicate services, such as kitchens, living areas and bathrooms in a single house, on different floors, or extended building, that the person is in fact planning to build a multiuse dwelling. In this case, just as a cluster unit, the owner should also pay levies based on his planned, or even now his actual use, and not on the fact that he owns a single free standing use. A simple perusal of the Golf Estate on Google Maps clearly shows the proliferation of registered guest houses on the Estate.

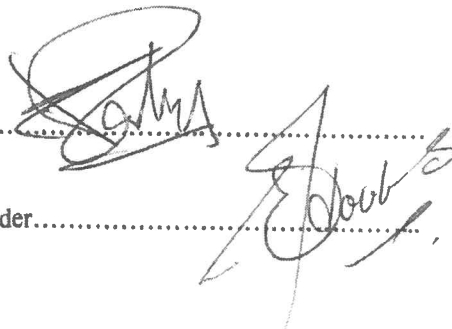
There is a perception, at this stage, amongst some owners, on the Estate, that the Directors do not in fact apply their minds, when apportioning the expected costs amongst the stakeholders, as the rules require them to do, but simply divide the expected costs by the registered total of the units and Ervin, without taking the actual usage, or occupation densities of the various buildings into account. I believe that it would be in the best interests of the said stakeholders, if the determination of apportionment exercise could be revisited by the Directors, while this time, evaluating the actual, and potential usage of those free standing units, currently listed as single residential in purpose.

I would be obliged if you could consider the argument made, and share your opinion on the matter with the AGM.

Thank you,

Errol van Rensburg, Proposer.....

E T Hobbs, owner 340B, Seconder.....

The image shows two handwritten signatures. The first signature, on the left, is written over a dotted line and appears to be 'Errol van Rensburg'. The second signature, on the right, is written over another dotted line and appears to be 'E T Hobbs'. Both signatures are in dark ink and are somewhat stylized.

Resolution 6

Mossel Bay Golf Estate Home Owners Association: Annual General Meeting: 20 December 2019

Ordinary Resolution: Obtain clarity in respect of relevant clauses in the Memorandum of Incorporation (MOI) on whether Common areas within the Mossel Bay Golf Estate boundaries can be developed for residential use. If in the affirmative to proceed with a desk-top study in respect of an optimal land use option, associated estimated costs, process and estimated yield of Erf 15228.

Background and Recommendation

1. The Home Owners Association (HOA) have 45 erven which are Common areas within the Mossel Bay Golf Estate development boundaries. The size of these erven varies from as little as 8m² to 119 033m². Furthermore, the shapes of these erven differ vastly from one another. Vehicular access to some of these erven is not possible due to its location. Some of the Common areas are used as swimming pools, roads, stormwater drainage channels and buffer zones between the golf course and housing units.
2. Prior to proceeding with this exercise, it will have to be established if the MOI provide for a Common area to be developed for residential use. While clause 12 in the MOI refers specifically to Common areas, clause 3, 4.1.6 and 4.1.7 or another clause may impact such decision.
3. If a Common area can be developed for residential use it is recommended that a desk-top study be done in respect of erf 15228. This erf is in extent 31 607m² and is located between Myraca Drive and Schoeman Street. On the western side it borders the entrance to Village on Sea & Ocean Ridge.
4. The desk-top study will include: Determine an optimal land use option, estimated costs associated with the option, schedule and sequence of approvals required and estimated yield of option proposed.
5. The primary objective of this exercise will be to increase the cash reserves of the HOA. Interest generated by these reserves can be used as income thereby reducing future increases in levies.
6. It is recommended that the cost of the desk-top study not exceed R30 000.

Proposal

That it be established if the MOI allow for a Common area to be developed for residential use. If in the affirmative, that a desk-top study be done, at a cost not exceeding R30 000, in respect of an optimal land use option, associated estimated costs, process and estimated yield of Erf 15228.

Recommended:

Janni Willem Roux

Date: 2019/11/15

Seconded:

Nick van Noordwyk

Nick van Noordwyk

Date:

15/11/2019

Resolution 7

Mossel Bay Golf Estate Home Owners Association: Annual General Meeting: 20 December 2019

Ordinary Resolution: Accept the attached Addendum, to the Notarial Agreement of Lease entered into by and between the Municipality of Mossel Bay and the Mossel Bay Golf Club (Club) and Mossel Bay Golf Estate Home Owner's Association (HOA) on 22 July 1999, as an offer to the Mossel Bay Golf Club (Club) which offer shall expire on 30 June 2020.

Background and Recommendation

1. The legality, enforcement and relevance of agreements set out in paragraph 1.1, 1.2, and 1.3 hereunder have for a number of years been a contentious matter between the members of the Mossel Bay Golf Estate Home Owners Association (HOA) and members of the Mossel Bay Golf Club (Club).

This has given rise to individuals making incorrect assumptions and the spreading of distorted information resulting in discord, arguments, discontent and divisions between members of the HOA and the Club, as well as amongst members of the HOA and the Club.

- 1.1 Agreement of Sale entered into by and between the Municipality of Mossel Bay and Inside Investments (Pty) Ltd on 22 October 1997;
 - 1.2 Notarial Agreement of Lease entered into by and between the Municipality of Mossel Bay and the Mossel Bay Golf Club and Mossel Golf Estate Home Owner's Association on 22 July 1999. The Notarial Agreement is entered into for a period of 99 years, and
 - 1.3 Co-operation Agreement entered between the Mossel Bay Golf Estate Home Owners Association and the Mossel Bay Golf Club entered into effective from 1 July 2010 and terminating on 30 June 2020.
2. From the numerous legal opinions that have been obtained it is evident that any legal challenge by the Club or HOA will result in a legal battle that would certainly extend over a number of years with ensuing exorbitant legal costs to the Club and the HOA.

Considering the current economic climate this is a position that cannot be justified nor afforded by the Club and its members neither the HOA and its members.

3. Heeding the advice provided by legal counsel and affirmed by the Municipality of Mossel Bay, it is evident that concluding an Agreement between the HOA and the Club is the logical and rational way to move forward.
4. Both the HOA and the Club acknowledge that an agreement between them is in the best interest of the HOA and Club and its members. The content of the agreement must establish the framework from within which members of the HOA and Club can jointly pursue cohesion, harmony, unity, a sense of belonging and working together to re-establish the image and reputation of the Club and HOA.
5. Following more than 18 months of negotiations the attached addendum to the Notarial Agreement of Lease was approved and proposed by negotiation team representatives from the HOA, Club and Municipality.




6. The costs associated with this proposal is aligned to the current payments of the existing Co-operation Agreement between the HOA and the Golf Club. These payments form part of the monthly levy currently paid by Home Owners.
7. It is recommended that the HOA approve the Addendum to the Notarial Agreement of Lease and offer same to the Club.
8. Should the aforesaid offer not be agreed upon by the Club by 30 June 2020 the HOA will accept the Notarial Agreement of Lease as the only contractual arrangement between the Club and the HOA.
9. The Notarial Agreement of Lease entered into by and between the Municipality of Mossel Bay and the Mossel Bay Golf Club and Mossel Bay Golf Estate Home Owner's Association, place no burden or requirement on the HOA and/or its members to make any payment of whatsoever nature to the Mossel Bay Golf Club and provide adequate structure for regulating the relationship between the parties.
10. Not only do the Notarial Agreement of Lease provide a broad framework of the relationship between the parties, but it sets out the rights, obligations, responsibilities and consequences of failure thus adequately protecting the rights of the HOA.

Proposal

That members of the HOA accept the attached Addendum, to the Notarial Agreement of Lease entered into by and between the Municipality of Mossel Bay and the Mossel Bay Golf Club (Club) and Mossel Golf Estate Home Owner's Association (HOA) on 22 July 1999, and offer same to the Mossel Bay Golf Club (Club) which offer shall expire on 30 June 2020.


Recommended:

Date:

 Willem Roux
2019/11/15

Seconded:

Date:

 Nick van Noordwyk
15/11/2019

Addendum

to the Notarial Agreement of Lease entered into by and between the Municipality of Mossel Bay and the Mossel Bay Golf Club (Club) and Mossel Golf Estate Home Owner's Association (HOA) on 22 July 1999

1. The HOA shall from 1 July 2020 annually purchase from the Club a 3-Day membership, in respect of 394 Home Owners. The purchase cost for the period 1 July 2020 to 30 June 2021 will be calculated at 394 (being the number of Home Owners) multiplied by R2 268 (being the annual subscription for a 3-Day membership) totaling an amount of R893 592, which amount is inclusive of Value Added Tax (VAT). This amount shall be paid in 12 (twelve) equal monthly instalments, payable by the last business day of each month. The 3-Day membership fee shall escalate annually at the lowest percentage increase of any of the Club's membership categories.
2. Any Home Owner wanting to take up his/her 3-Day membership must do so in accordance with the Constitution of the Club. The application must be accompanied by the payment of the annual Association Fee, Card Fee and Capital Fund Levy. A 3-Day member may upgrade membership to any higher membership category by paying the difference between the cost of such membership and a 3-Day membership. A Home Owner who applies for a Social membership must pay the standard Card Fee and will not be refunded the difference in cost between a 3-Day membership and a Social membership. All Home Owners who have joined the Club, together with his/her spouse/partner will be entitled to use the facilities at the Club at the same rates as that applicable to other members of the Club (currently 10% discount at restaurant and bar when using the Club card for payment).
3. The Club shall from 1 July 2020 annually sell to the HOA 394 3-Day memberships. This membership will be as defined in the Constitution of the Club as at 1 July 2020 and will be available to any person desirous of joining the Club.
4. The HOA and the Club concede that it is in their best interest to co-operate and collaborate with each other in respect of the following matters:
 - 4.1 Keeping and maintaining vegetation neat on all HOA and Club ground, especially where such grounds border each other;
 - 4.2 Avoiding gardens of HOA members to extend beyond property boundaries and creeping onto the golf course;
 - 4.3 Keeping of accurate records pertaining to the use of each other's land;
 - 4.4 The HOA will be responsible for the contracting and payment of a Security Official, on a 24/7 basis, at the security access point to the Club. Security access via this point will be coordinated by the HOA in consultation with the Club;
 - 4.5 The Club will take appropriate measures to make employees of the Club identifiable and prevent unauthorized persons from entering upon Mossel Bay Golf Estate through the Club;
 - 4.6 The Club shall in respect of noise nuisance comply with the relevant Municipal By-Law;

- 4.7 The HOA undertake to continuously encourage home owners to join the Club and to use the facilities of the Club in accordance with its Constitution;
- 4.8 The Club will adhere to all permit conditions pertaining to the keeping of wild life (ie Springbuck);
- 4.9 The Club shall at all times observe the conditions of title of the leased property and shall only use the golf course, club house and other facilities in accordance with the primary, consent or ancillary uses approved by the Municipality of Mossel Bay, and
- 4.10 Projects which impact the HOA and the Club will be undertaken by project team's consisting of representative of the parties.
5. This Addendum shall be notarially executed and registered against the title deed of the property hereby leased, the cost of which must be born equally by the Municipality, Club and HOA.

PARTY	DULY AUTHORISED, REPRESENTED BY (NAME)	DATE	SIGNATURE	WITNESSES (Signature}
Mossel Bay Municipality	1.		1.	1.
	2.		2.	2.
Mossel Bay Golf Estate Home Owners Association	1.		1.	1.
	2.		2.	2.
Mossel Bay Golf Club	1.		1.	1.
	2.		2.	2.

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

**Annual Financial Statements
for the year ended 30 June 2019**

Audited Financial Statements
in compliance with Companies Act 71 of 2008

Pretorius
ouditeure • auditors

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Annual Financial Statements for the year ended 30 June 2019

Index

The reports and statements set out below comprise the annual financial statements presented by the Directors to the owners:

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MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Annual Financial Statements for the year ended 30 June 2019

General Information

Country of Incorporation and Domicile	South Africa
Nature of Business and Principal Activities	Administration of the estate's assets and furtherance of the owner's interest therein
Directors	W. Roux K. Otto P. Venter C.W. Kuun M. Smith (resigned on 26 September 2019) F. Gerber Dr. N. van Noordwyk P. Bierman (Co-opted) G. Smith (Co-opted) J.R. Blythe-Wood (Co-opted)
Registered Office	10 Church Street Mossel Bay 6500
Business Address	10 Church Street Mossel Bay 6500
Bankers	ABSA
Independent Auditor	Pretorius Auditors La Casa 6 219 Flora Road Dana Bay 6510
Managing Agents	Status Mark 11 Meyer Street Mossel Bay 6500
Income Tax Registration Number	9137/074/64/8

Independent Auditor's Report

To the Owners of Mossel Bay Golf Estate Home Owners Association NPC

Opinion

I have audited the financial statements of Mossel Bay Golf Estate Home Owners Association NPC set out on pages 8 to 17, which comprise the statement of financial position as at 30 June 2019, and the statement of comprehensive income, the statement of changes in funds and reserves and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the financial statements present fairly, in all material respects, the financial position of the home owners association as at 30 June 2019, and its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa.

Basis for Opinion

I conducted my audit in accordance with International Standards on Auditing (ISAs). My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am independent of the home owners association in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of financial statements in South Africa. I have fulfilled my other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the International Ethics Standards Board for Accountants Code of Ethics for Professional Accountants (Parts A and B). I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other Information

The directors are responsible for the other information. The other information comprises the Directors' Report as required by the Companies Act of South Africa, and the supplementary information set out on pages 18 to 21. Other information does not include the financial statements and my auditor's report thereon.

My opinion on the financial statements does not cover the other information and I do not express an audit opinion or any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work I have performed on the other information obtained prior to the date of this auditor's report, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the Directors for the Financial Statements

The directors are responsible for the preparation and fair presentation of the financial statements in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the home owners association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the home owners association or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the home owners association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the home owners association's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the home owners association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- I communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

J.P. Pretorius CA(SA)

Registered Auditor

Date: _____

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION

NPC

(Company Registration Number 1999/001249/08)

Annual Financial Statements for the year ended 30 June 2019

Directors' Responsibilities and Approval

The directors are required to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included in this report. It is their responsibility to ensure that the annual financial statements satisfy the financial reporting standards as to form and content and present fairly the statement of financial position, results of operations of the home owners association, and explain the transactions and financial position of the business of the home owners association at the end of the financial year. The annual financial statements are based upon appropriate accounting policies consistently applied throughout the home owners association and supported by reasonable and prudent judgements and estimates.

The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the home owners association and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the board sets standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the home owners association and all employees are required to maintain the highest ethical standards in ensuring the home owners associations business is conducted in a manner that in all reasonable circumstances is above reproach.

The focus of risk management in the home owners association is on identifying, assessing, managing and monitoring all known forms of risk across the home owners association. While operating risk cannot be fully eliminated, the home owners association endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the annual financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss. The going-concern basis has been adopted in preparing the financial statements. Based on forecasts and available cash resources the directors have no reason to believe that the home owners association will not be a going concern in the foreseeable future. The financial statements support the viability of the home owners association.

The financial statements have been audited by the independent auditing firm, Pretorius Auditors, who have been given unrestricted access to all financial records and related data. The Directors believe that all representations made to the independent auditor during the audit were valid and appropriate. The external auditor's unqualified audit report is presented on page 3 to 4.

The annual financial statements as set out on pages 8 to 17 were approved by the board on _____ and were signed on its behalf by:

W. Roux

Dr. N. van Noordwyk

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Annual Financial Statements for the year ended 30 June 2019

Directors' Responsibilities and Approval

P. Bierman

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Annual Financial Statements for the year ended 30 June 2019

Directors' Report

The directors present their report for the year ended 30 June 2019.

1. Review of activities

Main business and operations

The principal activity of the home owners association is administration of the estate's assets and futherance of the owner's interest therein and there were no major changes herein during the year.

The operating results and statement of financial position of the home owners association are fully set out in the attached financial statements and do not in our opinion require any further comment.

2. Going concern

The annual financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.

3. Events after reporting date

The directors are not aware of any matter or circumstance arising since the end of the financial year to the date of this report that could have a material effect on the financial position of the home owners association.

4. Directors

The directors of the home owners association during the year and to the date of this report are as follows:

W. Roux
K. Otto
P. Venter
C.W. Kuun
M. Smith (resigned on 26 September 2019)
F. Gerber
Dr. N. van Noordwyk
P. Bierman (Co-opted)
G. Smith (Co-opted)
J.R. Blythe-Wood (Co-opted)

5. Managing Agents

The home owners association's designated managing agent is Status Mark.

6. Independent Auditor

Pretorius Auditors was the independent auditor for the year under review and re-appointment depends on a resolution taken to that effect by section owners at the forthcoming annual general meeting.

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Financial Statements for the year ended 30 June 2019

Statement of Financial Position

Figures in R	Notes	2019	2018
Assets			
Non-Current Assets			
Property, plant and equipment	3	276,569	464,362
Current Assets			
Levies in arrears	4	428,462	903,820
Inventory	5	25,118	-
Trade and other receivables	6	26,675	12,642
Cash and cash equivalents	7	1,858,117	1,724,761
		2,338,372	2,641,223
Total Assets		2,614,941	3,105,585
Reserves and Liabilities			
Reserves and Funds			
Retained income		1,836,819	2,176,261
Current Liabilities			
Trade and other payables	8	46,102	241,105
Current tax liability	9	77,926	41,040
Owners deposits	10	376,394	383,974
Levies in advance	11	277,700	263,205
		778,122	929,324
Total Funds and Liabilities		2,614,941	3,105,585

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Financial Statements for the year ended 30 June 2019

Statement of Comprehensive Income

Figures in R	Note	2019	2018
Levy income		5,718,776	5,281,388
Other income		362,795	331,822
Operating costs		(6,502,081)	(5,953,647)
Operating deficit		(420,510)	(340,437)
Finance income		117,954	116,801
Deficit before tax		(302,556)	(223,636)
Tax expense	12	(36,886)	(18,439)
Deficit for the year		(339,442)	(242,075)

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Financial Statements for the year ended 30 June 2019

Statement of Changes in Funds and Reserves

Figures in R	Retained income	Total
Balance at 1 July 2017	2,418,336	2,418,336
Total comprehensive income for the year		
Deficit for the year	(242,075)	(242,075)
Total comprehensive income for the year	<u>(242,075)</u>	<u>(242,075)</u>
Balance at 30 June 2018	<u>2,176,261</u>	<u>2,176,261</u>
Balance at 1 July 2018	2,176,261	2,176,261
Total comprehensive income for the year		
Deficit for the year	(339,442)	(339,442)
Total comprehensive income for the year	<u>(339,442)</u>	<u>(339,442)</u>
Balance at 30 June 2019	<u>1,836,819</u>	<u>1,836,819</u>

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Financial Statements for the year ended 30 June 2019

Statement of Cash Flows

Figures in R	Note	2019	2018
Cash flows from / (used in) operating activities			
Deficit for the year		(339,442)	(242,075)
<i>Adjustments for:</i>			
Income tax		36,886	18,439
Depreciation of property, plant and equipment		71,274	108,968
Impairment of property, plant and equipment		-	21
Investment income		(117,954)	(116,801)
Operating cash flow before working capital changes		(349,236)	(231,448)
<i>Working capital changes</i>			
Increase in financial assets		(25,118)	-
Decrease / (increase) in levies receivable		489,853	(113,855)
(Increase) / decrease in trade and other receivables		(14,033)	944
(Decrease) / increase in trade and other payables		(202,583)	205,127
Net cash flows used in operations		(101,117)	(139,232)
Investment income		117,954	116,801
Tax paid		-	(42,933)
Net cash flows from / (used in) operating activities		16,837	(65,364)
Cash flows from / (used in) investing activities			
Property, plant and equipment acquired	3	(42)	(68,514)
Proceeds on disposals of property, plant and equipment		116,561	-
Net cash flows from / (used in) investing activities		116,519	(68,514)
Net increase / (decrease) in cash and cash equivalents		133,356	(133,878)
Cash and cash equivalents at beginning of the year		1,724,761	1,858,639
Cash and cash equivalents at end of the year	7	1,858,117	1,724,761

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Financial Statements for the year ended 30 June 2019

Accounting Policies

1. General information

Mossel Bay Golf Estate Home Owners Association NPC is a home owners association in South Africa. The principal activities are the administration of the estate's assets and furtherance of the owner's interest therein.

2. Summary of significant accounting policies

These annual financial statements have been prepared in accordance with the International Financial Reporting Standards for Small and Medium-sized Entities issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa. The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

These financial statements have been prepared under the historical cost convention and are presented in South African Rands.

2.1 Revenue recognition

The ordinary levies receivable are accounted for on a straight-line basis over the financial year and decided amongst the trustees on a participation quota basis. The annual ordinary levies are agreed and approved by the trustees at the home owners association's annual general meeting. Interest is recognised, in surplus or deficit, using the effective interest rate method.

2.1.1 Sales of goods – retail

Sales of goods are recognised when an entity sells a product to the customer as control passes to the customer on the day the transaction takes place. Retail sales are usually in cash or by EFT transfer.

2.1.2 Interest income

Interest income is recognised using the effective interest rate method.

2.2 Income taxes

Provisions for tax are made at the corporation rate on net investment income earned by the home owners association, less allowable expenses applicable to bodies corporate. The home owners association is taxed in terms of Section 10(1)(e) of the Income Tax Act and Interpretation Note 64.

2.3 Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses.

Costs include costs incurred initially to acquire or construct an item of property, plant and equipment and costs incurred subsequently to add to, replace part of, or service it. If a replacement cost is recognised in the carrying amount of an item of property, plant and equipment, the carrying amount of the replaced part is derecognised.

Depreciation is charged so as to allocate the cost of assets less their residual values over their estimated useful lives, using the straight-line method. The following rates are used for the depreciation of property, plant and equipment:

Accounting Policies

Land and buildings	Indefinite
Motor vehicles	25.00%
Fencing, roads and infrastructure	10.00%
Office equipment	16.67%
Electronic equipment	33.33%

2.4 Trade and other receivables

Trade receivables are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest rate method, less provision for impairment. A provision for impairment of trade receivables is established when there is objective evidence that the home owners association will not be able to collect all amounts due according to the original terms of the receivables.

2.5 Cash and cash equivalents

Cash and cash equivalents includes cash on hand, demand deposits and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown in current liabilities on the statement of financial position.

2.6 Trade payables

Trade payables are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest rate method.

2.7 Inventories

Inventories are stated at the lower of cost and selling price less costs to complete and sell. Cost is calculated using the weighted average cost method.

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Financial Statements for the year ended 30 June 2019

Notes to the Annual Financial Statements

Figures in R 2019 2018

3. Property, plant and equipment

	Cost	Accumulated depreciation	2019 Carrying value	Cost	Accumulated depreciation and impairment	2018 Carrying value
<i>Owned assets</i>						
Land and buildings	46	-	46	27,660	(27,656)	4
Motor vehicles	72,800	(55,612)	17,188	72,800	(41,862)	30,938
Fencing, roads and infrastructure	361,541	(116,672)	244,869	723,709	(326,132)	397,577
Office equipment	4,986	(2,009)	2,977	4,986	(1,178)	3,808
Electronic equipment	80,129	(68,640)	11,489	197,979	(165,944)	32,035
	519,502	(242,933)	276,569	1,027,134	(562,772)	464,362

The carrying amounts of property, plant and equipment can be reconciled as follows:

	Carrying value at beginning of year	Additions	Disposals	Depreciation	2019 Carrying value at end of year
<i>Owned assets</i>					
Land and buildings	4	42	-	-	46
Motor vehicles	30,938	-	-	(13,750)	17,188
Fencing, roads and infrastructure	397,577	-	(116,554)	(36,154)	244,869
Office equipment	3,808	-	-	(831)	2,977
Electronic equipment	32,035	-	(7)	(20,539)	11,489
	464,362	42	(116,561)	(71,274)	276,569

	Carrying value at beginning of year	Additions	Disposals	Depreciation and impairment	2018 Carrying value at end of year
<i>Owned assets</i>					
Land and buildings	4	-	-	-	4
Motor vehicles	44,688	-	-	(13,750)	30,938
Fencing, roads and infrastructure	407,695	57,010	-	(67,128)	397,577
Office equipment	4,648	-	-	(840)	3,808
Electronic equipment	47,802	11,504	-	(27,271)	32,035
	504,837	68,514	-	(108,989)	464,362

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Financial Statements for the year ended 30 June 2019

Notes to the Annual Financial Statements

Figures in R	2019	2018
Land and buildings		
Erven in the Municipality and Division of Mossel Bay, Western Cape:	46	4
Erf 14968; Erf 14918; Erf 15181; Erf 14944; Erf 14939; Erf 14964; Erf 15063; Erf 15075; Erf 15061; Erf 15027; Erf 15008; Erf 14983; Erf 14942; Erf 15219; Erf 15208; Erf 15228; Erf 15238; Erf 15191; Erf 16154; Erf 15172; Erf 16098; Erf 16116; Erf 16106; Erf 15726; Erf 15745; Erf 15755; Erf 15767; Erf 15727; Erf 16382; Erf 16405; Erf 16395; Erf 16359; Erf 16354; Erf 16510; Erf 16511; Erf 16467; Erf 16490; Erf 16163; Erf 15185; Erf 15180; Erf 16467; Erf 14967; Erf 15091; Erf 15093; Erf 14970; Erf 19595		
	46	4

4. Levies in arrears

	90 Days+	60 Days	30 Days	Current	Total	Prior year
Levies in arrears	351,189	16,532	22,860	37,880	428,462	903,820
	351,189	16,532	22,860	37,880	428,462	903,820

5. Inventory

E-tag stock	25,118	-
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6. Trade and other receivables

Trade debtors	6,660	-
Prepaid expenses	15,335	4,104
Deposits	4,680	4,830
CSOS levies	-	3,708
	26,675	12,642

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Financial Statements for the year ended 30 June 2019

Notes to the Annual Financial Statements

Figures in R 2019 2018

7. Cash and cash equivalents

Favourable cash balances

Cash on hand	3,000	3,000
ABSA - Rentals deposits (9312841078)	42,690	33,000
ABSA - Current Account	92,082	51,362
ABSA - Road Fund (9280404992)	26,360	23,854
Allan Grey - Road Fund	905,823	840,338
ABSA - Depositor Plus (9289381490)	152,867	12,348
Allan Grey - Depositor Plus	532,841	641,859
ABSA - Builders Deposit (9100023927)	82,201	99,000
ABSA - Contractors Deposit (9323008754)	20,253	20,000
	<u>1,858,117</u>	<u>1,724,761</u>

8. Trade and other payables

Trade creditors	46,016	236,699
Value Added Tax	86	4,406
	<u>46,102</u>	<u>241,105</u>

9. Income tax in the statement of financial position

Current tax in the Statement of Financial Position represents:

Provision for tax for the year	36,886	41,040
Over provision in prior year	-	(22,601)
	<u>36,886</u>	<u>18,439</u>
Provision for tax relating to previous years	41,040	22,601
	<u>77,926</u>	<u>41,040</u>

10. Owners deposits

Owners deposits	<u>376,394</u>	<u>383,974</u>
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11. Levies in advance

	90 Days+	60 Days	30 Days	Current	Total	Prior year
Levies in advance	-	11,189	1,792	264,719	277,700	263,205
	-	11,189	1,792	264,719	277,700	263,205

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Financial Statements for the year ended 30 June 2019

Notes to the Annual Financial Statements

Figures in R	2019	2018
12. Income tax expense		
Current tax	36,886	41,040
Over provision in prior year	-	(22,601)
Income tax for the year	<u>36,886</u>	<u>18,439</u>
13. Contingent liabilities		
<p>Two owners, Mr VB Moll and Moll Family Trust, from Units E16506 and E15736 respectively indicated the possible dispute of the legality of the recovery of the special levies raised to the value of R34 469.96 and R32 953.55 in respect of obligation to build penalties in terms of the Memorandum of Incorporation of the association. This matter is unresolved.</p> <p>At the reporting date the court case was scheduled to be heard on 28 November 2019 in the High court in Cape Town. Management and the association's legal representatives are of the opinion that a positive verdict for the association will be given.</p> <p>The legal cost relating to the court case will be recovered from the owners in dispute if a positive verdict is obtained as per the Memorandum of Incorporation, however if a negative verdict is obtained the association will carry the legal costs.</p> <p>At the reporting date the financial effect and timing of any possible outflow of resources could not be reliably measured.</p>		
14. Garden and pool maintenance		
Garden maintenance	524,114	494,448
Pool maintenance	153,286	165,845
	<u>677,400</u>	<u>660,293</u>
15. Site office expenses		
Site office - Operating expenses	88,534	83,305
Site office - Salaries	583,855	533,246
	<u>672,389</u>	<u>616,551</u>
16. Repairs and maintenance		
R&M: Nature Reserve	35,142	87,758
R&M: Maintenance general	247,425	272,401
R&M: Assest reclassified as maintenance	263,913	-
	<u>546,480</u>	<u>360,159</u>

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Financial Statements for the year ended 30 June 2019

Detailed Income Statement - Normal Operations

Figures in R	Notes	2019	2018
Levy Income			
Levy - Road Fund		3,000	4,000
Levy - Special		246,000	262,000
Ordinary levies		5,469,776	5,015,388
		<u>5,718,776</u>	<u>5,281,388</u>
Other Income			
Cell to gate income		14,260	14,900
Clearance fees income		40,190	-
Insurance claims received		3,030	-
Interest from members		65,056	152,347
Investment income		117,954	116,801
Legal fees recovered		4,234	34,000
Penalty levy		27,460	5,360
Remote control sales		57,510	4,300
Sundry income		2,015	3,433
Unallocated levies received older than 3 years		-	11,312
		<u>331,709</u>	<u>342,453</u>
		<u>6,050,485</u>	<u>5,623,841</u>

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Financial Statements for the year ended 30 June 2019

Detailed Income Statement - Normal Operations

Figures in R	Notes	2019	2018
Expenditure			
Accounting fees		14,450	15,140
Auditor's remuneration		14,950	13,200
Bad debts		395,755	114,335
Bank charges		27,715	22,493
Cell to gate expense		16,800	3,412
Clearance fees expense		33,204	-
Communication		372,436	370,470
Consulting fees		18,250	3,631
Depreciation - Tangible assets		71,274	108,968
Donations		4,000	4,000
Entertainment		894	5,620
Fines and penalties		-	415
Garden and pool maintenance	14	677,400	660,293
General expenses		30,177	-
Golf club fees		817,098	817,098
Impairment - Land & Buildings		-	21
Insurance		46,448	43,096
Insurance claims expense		3,030	-
Legal expense		116,487	438,059
Management fees		417,668	395,185
Motor vehicle expense		1,449	1,179
Municipal expenses		198,087	165,610
Postage		10,443	15,321
Remote control purchases		54,673	1,540
Rental expenses		1,025	12,997
Repairs and maintenance	16	546,480	360,159
Road repairs		-	6,875
Security		1,777,968	1,636,496
Site office expenses	15	672,389	616,551
Subscriptions		2,990	3,250
		<u>6,343,540</u>	<u>5,835,414</u>
Operating Deficit		<u>(293,055)</u>	<u>(211,573)</u>
Taxation		<u>(36,886)</u>	<u>(18,439)</u>
Deficit After Taxation		<u>(329,941)</u>	<u>(230,012)</u>

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Financial Statements for the year ended 30 June 2019

Detailed Income Statement - Golf Day

Figures in R	2019	2018
Other Income		
Auction income	27,600	19,600
Entry fees	25,160	28,640
Raffle income	2,180	-
Sponsorships received	94,100	57,930
	<u>149,040</u>	<u>106,170</u>
	149,040	106,170
Donations	115,000	75,300
Meals	31,200	32,520
Other expenses	7,341	10,413
Prizes	5,000	-
	<u>158,541</u>	<u>118,233</u>
Operating Deficit	<u>(9,501)</u>	<u>(12,063)</u>

MOSSEL BAY GOLF ESTATE HOME OWNERS ASSOCIATION NPC

(Company Registration Number 1999/001249/08)

Financial Statements for the year ended 30 June 2019

Income Tax Computation

Figures in R	2019	2018
Income - receipts and accruals		
Levy income	5,718,776	5,281,388
Other income	297,739	331,822
Finance income	183,010	116,801
Total income	6,199,525	5,730,011
Less: Levies - exempt under S 10(1)(e) exemption	(5,718,776)	(5,281,388)
Less: Bad debts written off related to interest and penalties	(127,533)	(114,335)
Less: Section 18A Donation allowed (limited to 10% of taxable income)	(14,774)	-
Less: Expenses related to other income	(155,481)	(136,403)
Total receipts and accruals subject to income tax	182,962	197,885
Less: Basic exemption S 10(1)(e)(ii)	(50,000)	(50,000)
Income subject to income tax	132,962	147,885
Allowable expenditure		
Accounting fees	14,450	15,140
Independent auditor's fees	14,950	13,200
Bank charges	27,717	22,495
Total allowable expenditure	57,117	50,835
TAX CALCULATION		
Income subject to income tax	X	Allowable expenditure
Total income		1
Allowance deduction:		
132,962	X	57,117
6,199,525		1
		1,225
		1,312
Calculation of taxable income and income tax payable		
Income subject to income tax	132,962	147,885
Less: Allowable deduction	(1,225)	(1,312)
Taxable income	131,737	146,573
Income tax payable at 28 % - 2019 (28 % - 2018).	36,886	41,040
Tax Liability		
Amount owing at the beginning of the year	(41,040)	(65,534)
Prior year over provision	-	22,601
Tax owing before current year changes	(41,040)	(42,933)
Less: Assessments paid	-	42,933
Tax owing for current year	(36,886)	(41,040)
Income tax per calculation	(36,886)	(41,040)
Amount owing at the end of the year	(77,926)	(41,040)

STATUS MARK MANAGEMENT SERVICES PO BOX 567, MOSSEL BAY		Proposed BUDGET 19-20			TEL: 044 691 3054/ FAX: 044 691 1520		
A	B	C		E	F	G	
	MOSSEL BAY GOLF ESTATE	BUDGET	FINANCIAL STATEMENTS	BUDGET CURRENT	PROPOSED	% VARIANCE ON BUDGET	
	DESCRIPTION	2018/2019	2017/2018	2019 / 2020	2020-2021		
			ANNUAL				
1	AUDIT FEES	R 13,965.00		R 14,950.00	R 15,225.00	2%	
2	BANK CHARGES	R 24,000.00		R 25,680.00	R 30,000.00	17%	
3	GOLF CLUB AWARD	R 871,322.00		842,161.00	R 891,198.04	6%	
4	ESTATE MANAGEMENT						
5	AGENT	R 417,190.00		R 444,307.00	R 470,680.28	6%	
6	OFFICE RENTAL						
7	SITE OFFICE	R 651,216.00		R 690,383.00	R 720,884.90	4%	
8	ACCOUNTANT	R 13,125.00		R 15,680.00	R 9,733.50	-38%	
9	ESTATE PROPERTY						
10	GARDENS & Refuse	R 523,127.00		R 589,860.00	R 619,341.66	5%	
11	POOL MAINTENANCE (incl water & electricity)	R 176,392.00		R 187,420.00	R 186,496.06	0%	
12	LEGAL & PROF FEES	R 50,000.00		R 50,000.00	R 100,000.00	100%	
13	INSURANCE	R 45,000.00		R 50,000.00	R 50,336.41	1%	
14	MAINTENANCE						
15	ROADS						
16	FENCES & OPEN AREAS	R 253,920.00		R 300,000.00	R 603,500.00	101%	
17	NATURE RESERVE & REPORTS	R 140,000.00		R 140,000.00	R 155,000.00	11%	
18	MUNICIPALITY						
19	WATER & LIGHTS & RATES	R 160,000.00		R 159,000.00	R 169,759.67	7%	
20	RATES			R 36,740.00	R 44,326.25	21%	
21	SECURITY	R 1,800,000.00		R 1,953,000.00	R 2,131,867.64	9%	
22	STATIONARY & POSTAGE	R 7,000.00		R 8,800.00	R 11,017.47	25%	
23	PR & MARKETING	R 14,000.00		R 20,000.00	R 38,000.00	90%	
24	SUNDRIES	R 15,900.00		R 26,500.00	R 28,062.55	6%	
25	RESERVE FUND/CAPITAL EXPENDITURE						
26	TELEPHONE INTERNAL SYSTEM	R 410,000.00		R 410,000.00	R 50,000.00	-88%	
27	RENT - NATURE RESERVE	R -		R -	R 1,281.25		
	SECURITY- CELL TO GATE	R -		R -	R 2,108.40		
	POLICE CLEARANCE EXP	R -		R -	R 34,863.84		
	REMOTES / ETAG EXP				R 60,000.00		
28	TAX & OTHERS			R 50,560.00			
29	DEPRECIATION						
30	INTEREST ON INVESTMENT	-R 122,388.00		-R 79,700.00	R -		
31	TOTAL	R 5,463,769.00		R 5,935,341.00	R 6,423,682.92		
32	per unit	R 1,155.62		R 1,255.00	R 1,330.73		
33	OMBUDSMAN FEES	R 13.11		R 15.00	R 16.61		
34	TOTAL PROPOSED LEVY VAT INCL	R 1,168.73		R 1,270.00	R 1,350.00	6%	

Total Annual Levy Rounded: R 16,200.00

Monthly levy R 1,350

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