



NUUSBRIEF

MOSSELBAAI GHOLFLANDGOED

WELKOM NUWE LEDE

Mosselbaai Gholflandgoed Huiseienaarsvereniging verwelkom graag al ons nuwe eienaars. Ons hoop dat u reeds tuis voel in ons gemeenskap en dorp. Kontak ons gerus indien u raad of bystand nodig het.

WEBTUISTE NUUTSTE WEERGAWES

Die nuutste weergawes van die Gedragsreëls, AHK Riglyne en Sekuriteitsreëls is op die webwerf beskikbaar. Gebruik gerus hierdie skakel: <https://mosselbaygolfestate.co.za>

KOMMUNIKASIE BESTUURSAGENT

Status-Mark is die Bestuursagent vir Mosselbaai Gholflandgoed HEV. Stuur asseblief alle kommunikasie en navrae na Jaco Stander by: status2@status-mark.co.za

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Direkteure: Dr N Van Noordwyk, Mr S Röth, Mr N van Rooyen, Mr J Du Bruyn, Mr P Venter, Mr S Jacobs, Mr P Mastrogiseppe, Mr A von Mansberg

Hartlik Welkom by die *Someruitgawe*

Die besige en pragtige somerseisoen is hier en ons is opgewonde om die finale nuusbrieff van die jaar met u te deel! Hierdie tyd van die jaar is altyd spesiaal in Mosselbaai, met die asemrowende blou oseaan, skilderagtige staproetes en uitsonderlike restaurante wat wag om ontdek te word. Of u nou voltyds hier woon of net vir die vakansie kom kuier, daar is soveel om te geniet – binne én buite die grense van die landgoed.

Vir baie van ons binnelandse eienaars is dit die ideale tyd om weer die landgoed te besoek, en ons is opgewonde om u terug te verwelkom. Ons is ook bevoorreg om vakansiegangers te verwelkom wat gedurende hierdie feestelike tyd by ons kuier. Met die verhoging in verkeer is dit nog meer belangrik dat ons almal by die spoedbeperkings op die landgoed hou.

Kom ons werk saam om die harmonie van ons gemeenskap te behou deur bedagsaam te wees en die landgoed se reëls en regulasies na te kom – dit sal help om 'n veilige en aangename tyd vir almal te verseker.

Hierdie uitgawe is propvol nuus en stories wat die unieke leefstyl hier op Mosselbaai Gholflandgoed weerspieël. Soos altyd is u terugvoer vir ons van groot waarde. Deel asseblief u gedagtes en voorstelle sodat ons volgende jaar se nuusbriewe nóg beter kan maak.

Kom ons geniet 'n fantastiese somer en 'n vreugdevolle afsluiting van die jaar!



ONTMOET DIE PASVERKOSE RAAD VAN DIE MOSSELBAAI GHOLFLANDGOED

Komitees speel 'n belangrike rol in die effektiewe bestuur van die Mosselbaai Gholflandgoed en bied aan lede die geleentheid om aktief tot die landgoed se bestuur by te dra. Hierdie komitees werk nou saam met die Raad om sleutel-areas aan te spreek en te verseker dat die landgoed 'n veilige, voorspoedige en goedversorgde gemeenskap bly.

MISSIESTELLING

Die Mosselbaai Gholflandgoed Raad is verbind tot die bevordering van 'n veilige, goedversorgde en omgewingsbewuste gemeenskap. Ons streef daarna om finansiële stabiliteit te handhaaf, effektiewe kommunikasie en deelname met lede te verseker, en 'n gemeenskap te skep waar almal in harmonie saamwerk.

Om vertroue en deursigtigheid te versterk, sal die Raad lede gereeld uitnoui om hul prestasie teenoor Sleutelprestasie-areas (SPA's) te evalueer en hul indrukke te deel oor of hulle deel van die gemeenskap voel, gerespekteer word, en dat hul opinies gehoor word. Hierdie terugvoer is noodsaaklik vir deurlopende verbetering en die handhawing van 'n sterk samehorigheidsgevoel in die gemeenskap.

RAADSLEDE EN PORTEFEULJES

Ons stel met trots die nuwe Raadslede aan u voor, wat tydens die onlangse Algemene Jaarvergadering verkies is.

Van links na regs op die foto:

- **Paolo Mastrogiuseppe** – Ledeverhoudings & Kommunikasie
- **Sakkie Jacobs** – Bestuur en Regsaangeleenthede
- **Arno von Mansberg** – Reëls en Regulasies
- **Neil van Rooyen** – Finansies & Oudit
- **Nick van Noordwyk** – Voorsitter
- **Stephen Röth** – Infrastruktuur & Onderhoud en Omgewing en Tuinbou
- **Jaco Du Bruyn** – Argitektoniese Hersiening
- **Pieter Venter** – Veiligheid & Sekuriteit



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UITNODIGING OM BY KOMITEES BETROKKE TE RAAK

Ons nooi alle lede met toepaslike kundigheid uit om by een van die komitees hieronder aan te sluit. Indien u belangstel, stuur asseblief 'n skriftelike aansoek na Status-Mark teen **20 Januarie 2025**. Heg 'n kort beskrywing van u ondervinding en vaardighede aan wat relevant is tot die spesifieke komitee.

OORSIG VAN SUBKOMITEES EN SLEUTELPRESTASIE-AREAS (SPA'S)

1. FINANSIES EN OUDIT SUBKOMITEE

Direkteur: Neil van Rooyen

Beskrywing: Verseker die HEV se finansiële gesondheid deur begroting, rekonsiliasies en oudits, en nakoming van finansiële regulasies.

SPA: Voorbereiding en verspreiding van finansiële state, insluitend begrotingsvergelykings, binne twee weke na elke Raadsvergadering.

2. INFRASTRUKTUUR EN ONDERHOUD SUBKOMITEE

Direkteur: Stephen Röth

Beskrywing: Toesig oor landgoed-infrastruktuur, insluitend paaie, nutsdienste en gemeenskaplike areas. Bestuur diensverskaffers en verseker tydigse voltooiing van projekte.

SPA: Voltooiing van infrastruktuur onderhoudsprojekte binne goedgekeurde tydlyne en begrotings, met vorderingsverslae by elke Raadsvergadering.

3. OMGEWING EN TUINBOU SUBKOMITEE

Direkteur: Stephen Röth

Beskrywing: Bestuur die landgoed se natuurlike omgewing en verseker nakoming van omgewingsregulasies. Toesig oor die Natuurreservaat in terme van die HEV se huurkontrak met die Mosselbaai Munisipaliteit.

SPA: Voer 'n jaarlikse oorsig uit van die Omgewingsbestuursplan en versprei die opgedateerde weergawe aan lede voor die AJV.



4. VEILIGHEID EN SEKURITEIT SUBKOMITEE

Direkteur: Pieter Venter

Beskrywing: Verseker die veiligheid van inwoners, besoekers en eiendom. Werk saam met diensverskaffers en plaaslike owerhede om effektiewe sekuriteitsmaatreëls te implementeer.

SPA: Doen maandelikse sekuriteitsoudits om te verseker dat alle stelsels en prosedures aan ooreengekome standarde voldoen.

5. LEDEVERHOUDINGS EN KOMMUNIKASIE SUBKOMITEE

Direkteur: Paolo Mastrogiuseppe

Beskrywing: Bevorder ledebetrokkenheid deur duidelike kommunikasie, nuusbriewe en sosiale geleenthede. Verseker deursigtigheid en moedig aktiewe deelname aan.

SPA: Publikasie van kwartaallikse nuusbriewe binne een week na goedkeuring deur die voorsitter, met akkurate en relevante inhoud.

6. ARGITEKTONIESE HERSIENING SUBKOMITEE

Direkteur: Jaco Du Bruyn

Beskrywing: Oorsig en goedkeuring van bouplanne, veranderings en eiendomsverbeterings om nakoming van die landgoed se Argitektoniese Riglyne te verseker.

SPA: Evalueer planne wat ingedien is met inagneming van die Argitektoniese Riglyne en gee uitslag binne drie weke.

7. BESTUUR EN REGSAANGELEENTHEDE SUBKOMITEE

Direkteur: Sakkie Jacobs

Beskrywing: Verseker nakoming van bestuurstandaarde, insluitend nakoming van CIPC- en CSOS-vereistes. Hanteer regsaaangeleenthede en hersien bestuursdokumente en beleide wanneer nodig.

SPA: Indiening van strategiese aksies en bestuursopdaterings wat goedkeuring deur lede vereis by die volgende Algemene Jaarvergadering, terwyl nakoming van alle CIPC- en CSOS-regulasies verseker word.

Die Mosselbaai Gholflandgoed floreer op deelname van lede, en ons waardeer die tyd en kundigheid van alle lede wat tot die werksaamhede van hierdie komitees bydra.

Saam kan ons die uitmuntende leefstyl wat ons gemeenskap geniet, handhaaf en verbeter, terwyl ons 'n respekvolle, inklusiewe en samewerkende omgewing bou.

ONS WERP LIG OP GEMEENSKAPSKEMASTRUKTURE EN BESTUUR BY MOSSELBAAI GHOLFLANDGOED

By die Mosselbaai Gholflandgoed is ons almal deel van 'n groter gemeenskap wat deur spesifieke strukture en reëls bestuur word. Hierdie artikel, geskryf deur Sakkie Jacobs, die voorsitter van die Regs- en Nakomingssubkomitee, verduidelik die kern van hoe ons gemeenskap funksioneer en hoekom dit belangrik is om dit te verstaan. Deur kennis te neem van ons Memorandum van Inlywing en ander bestuursdokumente, kan ons as eienaars help om 'n meer harmonieuse en doeltreffende gemeenskap te skep. Hierdie insig is van waarde vir elke inwoner, of jy nou nuut is of al lank deel is van ons landgoed. Lees gerus verder om meer te leer oor hoe ons gemeenskap saamwerk.

Op ons lewensreis kom ons in aanraking met 'n wye reeks wette en regulasies, elk met sy eie vereistes. Dit is verstaanbaar dat ons aanneem dat hierdie reëls, gevorm deur ons ervarings in besigheid en ander organisasies, universeel van toepassing is – ook wanneer ons 'n lid van die Mosselbaai Gholflandgoed (MBGE) word. Hierdie aanname kan egter tot uitdagings lei, veral binne 'n diverse, multinasionale gemeenskap waar lede uiteenlopende verwagtinge het, gevorm deur verskillende wetlike en bestuursisteme.

Hierdie verskille in ervaring en begrip dra dikwels by tot meningsverskille en konflik. By MBGE is dit noodsaaklik dat lede beseft dat die **primêre bestuursdokument** vir die landgoed die **Maatskappywet, 2008**, is, soos geïmplementeer deur die landgoed se **Akte van Oprigting (AVO) en Gedragsreëls**.

MBGE SE STRUKTUUR EN BESTUUR

MBGE funksioneer as 'n **Meestershuiseienaarsvereniging (HEV)**, geregistreer as 'n **Nie-Winsgewende Maatskappy**. Die Akte van Oprigting omskryf die struktuur, magte en operasionele raamwerk van die HEV. Dit is die hoeksteen van die landgoedbestuur en definieer die regte en verantwoordelikhede van lede om konsekwentheid in die bestuur van die landgoed te verseker. Deur verwagtinge in lyn te bring met MBGE se spesifieke bestuursraamwerk, kan lede hul rolle beter verstaan en bydra tot 'n harmonieuse gemeenskap.

BESTUUR VAN SUB-VERENIGINGS

Binne hierdie meester HEV-struktuur is verskeie sub-verenigings gestig:

1. HUISEIENAARSVERENIGINGS VIR VRYSTAANDE HUISE EN EENHEDE (NIE-DEELTITEL):

- San Vincente Dorp Huiseienaarsvereniging
- Alvor Village Huiseienaarsvereniging
- Albufeira Village Huiseienaarsvereniging
- The Island Village Huiseienaarsvereniging
- San Bartolomeo Huiseienaarsvereniging
- Pennina Close Huiseienaarsvereniging

2. DEELTITEL BEHEERLIGGAME:

- San Vincente Beheerliggaam
- Oporto Village Beheerliggaam

DIE MOSSELBAAI GHOLFLANDGOED AVO BEPAAL:

- Grondwet: Elke sub-vereniging moet sy eie grondwet hê, geformuleer en goedgekeur deur sy lede, wat bindend is op alle lede.
- Begroting en Heffings: Sub-verenigings is gemagtig om begrotings goed te keur, heffings te bepaal vir uitgawes spesifiek aan hul sub-ontwikkeling, en administratiewe funksies uit te voer.
- Konflikoplossing: In geval van 'n konflik tussen die bepalinge van die MBGE AVO en 'n sub-vereniging se grondwet, geld die AVO.

BEGRIP VAN REËLS EN VERANTWOORDELIKHEDE

Inwoners en eienaars by MBGE moet verskeie lae van die bestuursraamwerk navigeer, wat insluit:

- Algemene Landgoedreëls: Generiese gedragsreëls wat deur die Meester HEV ingestel is om konsekwentheid in gedrag, estetika en bestuur oor die landgoed te verseker.
- Skema-Spesifieke Reëls: Bykomende reëls wat deur sub-verenigings of beheerliggame ingestel word om die unieke vereistes van hul gemeenskappe aan te spreek.
- Wetlike Nakoming: Nakoming van wette soos die Maatskappywet, STSMA, en regulasies soos deur CSOS bepaal, wat operasionele, finansiële, en bestuurstandaarde voorskryf.

DIE BELANGRIKHEID VAN BEWUSTHEID EN DEELNAME

Om deel van die MBGE te wees, behels meer as eiendomsbesit; dit vereis aktiewe deelname in 'n gemeenskap wat deur spesifieke wetlike en regulatoriese raamwerke bestuur word. Lede word aangemoedig om:

- Hulle te Vergewis van Bestuursdokumente: Verstaan die AVO, sub-vereniging se grondwette, en gedragreëls.
- Deel te Neem aan Vergaderings: Woon Algemene Jaarvergaderings en ander vergaderings by om ingelig te bly en tot besluitnemingsprosesse by te dra.
- Nakoming te Verseker: Hou by statutêre vereistes, insluitend dié wat deur CSOS voorgeskryf word, om die integriteit en harmonie van die gemeenskap te handhaaf.

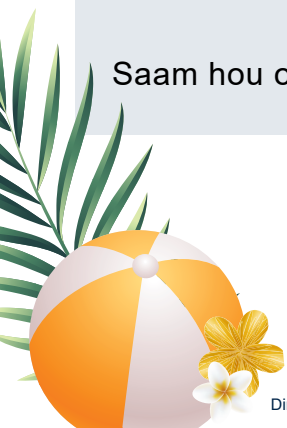
TOEKOMSTIGE INLIGTING EN LEDEBETROKKENHEID

Toekomstige nuusbriewe sal die interaksie tussen die regte en verpligtinge van eienaars en die vereniging verder bespreek, wat groter duidelikheid sal bied oor hoe hierdie verhoudings die bestuur en harmonie van die landgoed vorm. Lede word aangemoedig om vrae en voorstelle rakende hierdie artikel aan Status-Mark voor te lê vir moontlike insluiting in toekomstige uitgawes.

Ons is ook opgewonde om u mee te deel dat ons besig is om die **MBGE-webwerf** op te gradeer. Binnekort sal dit 'n lede-alleen aanmeld-portaal insluit, wat toegang sal bied tot 'n omvattende argief van inligting, insluitend bestuursdokumente, finansiële verslae, en gemeenskapsnuus. Verdere besonderhede oor hierdie inisiatief sal deur die Nuusflits gekommunikeer word.

Aktiewe betrokkenheid en terugvoer is van kardinale belang terwyl ons voortgaan om 'n sterk en ingeligte gemeenskap te bou.

Saam hou ons MBGE 'n harmonieuse en voorspoedige residensiële landgoed.



ONS VERWELKOM ONS NUWE “INWONERS”!

Ons is opgewonde om hierdie maand 'n paar foto's van die nuutste “inwoners” van ons landgoed te deel – van Kaapse fisante tot ander wildlewe wat hul tuiste hier maak. Hierdie diere dra by tot die natuurlike skoonheid en karakter van ons omgewing, en ons wil graag almal aanmoedig om hul ruimte en veiligheid te respekteer. Onthou asseblief om binne die spoedgrens te bly – dit help om ons wildlewe, kinders, en mede-inwoners veilig te hou.

Dankie Sias dat jy jou foto's met ons deel.

‘n Oulike gesin op die landgoed!

Sias het onlangs hierdie pragtige Kaapse fisant-hennetjie en haar kuikens opgemerk. Kaapse fisante is bekend vir hul rustige aard. Die wyfie sal haar kuikens versigtig oppas en hulle leer om kos te vind. Kuikens bly dikwels naby aan hul ma totdat hulle heeltemal onafhanklik is. Hulle dieet bestaan hoofsaaklik uit sade, insekte, en klein plantdele. Dit maak hulle belangrik vir ekosisteme, aangesien hulle help met saadverspreiding.



‘n Nuwe Baba op die Landgoed – ‘n Swart Springbok se Geboorte

Op 14 September, het ons ‘n baie spesiale geleentheid op die landgoed beleef – die geboorte van ‘n swart springbok.

Hierdie nuwe aankomeling is ‘n simbool van die ryke diversiteit van wildlewe op die landgoed. Moeder en baba verdien ons liefde en beskerming en ons is opgewonde om hulle as deel van ons gemeenskap te hê.



Hierdie springboklammetjie is ook in September 2024 gebore.

ONTWERP ONS NUWE LOGO EN WEN GROOT!

Ons huidige logo het ons lank goed gedien, maar dit is tyd vir 'n vars voorkoms wat die unieke karakter van Mosselbaai en ons omgewing weerspieël.

Daarom nooi die Raad al ons inwoners en kreatiewe geeste uit om deel te neem aan 'n opwindende kompetisie om ons landgoed se nuwe logo te ontwerp!



WAT JY MOET WEET:

- Die ontwerp moet die naam van die landgoed insluit.
- Dit moet iets van Mosselbaai en sy omgewing uitbeeld.
- Daar is 'n heerlike prys op die spel: Een nag in die Presidensiële Suite by die Dias Hotel!

HOE OM IN TE SKRYF:

Stuur jou ontwerp per e-pos na status11@status-mark.co.za teen **20 Januarie 2025**.

Gee jou kreatiwiteit vrye teuels – dalk is dit juis jou ontwerp wat die nuwe gesig van ons landgoed sal word!



'N NUWE ERA VAN TOEGANG BY MOSSELBAAI GHOLFLANDGOED!

Ons is opgewonde om ons nuut ontwerpte, unieke toegangstelsel bekend te stel, wat spesifiek ontwikkel is om aan die unieke behoeftes van ons landgoed te voldoen. Hierdie innoverende opgradering verbeter nie net sekuriteit nie, maar maak die toegangsproses ook meer doeltreffend en gerieflik vir al ons inwoners en besoekers.

Ten spyte van die uitdagings en verdragings tydens die implementering, is die stelsel nou volledig operasioneel en pluk ons reeds die vrugte van die opgradering. 'n Verdere voordeel is die aansienlike kostebesparing wat herbelê sal word in toekomstige projekte om ons landgoed nóg beter te maak.

Hierdie opgradering is 'n opwindende nuwe mylpaal vir ons gemeenskap, en ons is vol vertroue dat dit tot almal se voordeel sal wees. Soos altyd, is u terugvoer vir ons belangrik. Kontak ons gerus met enige vrae of voorstelle oor die nuwe stelsel.

FEESGROETE

Die einde van die jaar is in sig, en ons wil graag ons beste wense aan al ons inwoners, besoekers en hul families gedurende hierdie spesiale tyd stuur. Of u Kersfees vier of bloot die geleentheid gebruik om te rus, te reflekteer en weer met geliefdes te kuier – mag u dae gevul wees met vrede, vreugde en kosbare oomblikke saam met u naastes.

Ons hoop hierdie feestyd bring vernuwing en inspirasie, en dat u gereed sal wees om die geleenthede en uitdagings van die nuwe jaar met hope energie en entoesiasme aan te pak.

Dankie dat u deel is van die Mosselbaai Gholflandgoed-gemeenskap.
Mag die nuwe jaar voorspoedig wees!

Vriendelike groete
HEV RAAD



Mag die nuwe jaar
voorspoedig wees!



NEWSLETTER

MOSSSEL BAY GOLF ESTATE

WELCOME NEW MEMBERS

Mossel Bay Golf Estate Homeowners Association would like to take this opportunity to extend a warm welcome to all our new members. We trust that you have already settled in well. For any assistance or advice, please feel free to contact us.

WEBSITE LATEST VERSIONS

The most recent versions of the Conduct Rules, ARC Guidelines and Security Rules are available on the Website. Our website is accessible at: <https://mosselbaygolfestate.co.za>

COMMUNICATION MANAGING AGENT

Status-Mark is the Managing Agent for Mossel Bay Golf Estate HOA. Kindly send all correspondence and queries to Jaco Stander at: status2@status-mark.co.za

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Directors: Dr N Van Noordwyk, Mr S Röth, Mr N van Rooyen, Mr J Du Bruyn, Mr P Venter, Mr S Jacobs, Mr P Mastroguiseppe, Mr A von Mansberg



A Warm Welcome to Our *Summer Edition*

As we step into the bustling and beautiful summer season, we're thrilled to bring you the final newsletter of the year! This time of year is always special in Mossel Bay, with its stunning blue ocean, scenic walking trails, and exceptional restaurants just waiting to be enjoyed. Whether you're here full-time or joining us for the holidays, there's so much to celebrate both on and beyond the estate's boundaries.

For many of our owners, this is the time to reconnect with the estate, and we're delighted to welcome you back. We'd also like to extend a warm greeting to holiday visitors and renters who may be staying here during this vibrant season. With the expected increase in traffic, it is especially important to adhere to the speed limits.

Let's work together to maintain the harmony of our shared space by being mindful of the estate's rules and regulations—helping to ensure a safe and enjoyable time for all.

This edition is filled with news, updates, and stories that reflect the unique lifestyle we enjoy here at Mossel Bay Golf Estate. As always, your feedback is invaluable. Please share your thoughts and suggestions so we can make next year's newsletters even better.

*Here's to a fantastic summer and a joyful
end to the year!*



MEET THE NEWLY ELECTED BOARD OF THE MOSSEL BAY GOLF ESTATE

Committees play a vital role in ensuring the smooth management of the Mossel Bay Golf Estate. These committees provide members with the opportunity to actively contribute to the estate's governance, working closely with the Board to address key focus areas. Together, they ensure that the estate remains safe, thriving, and well-maintained.

MISSION STATEMENT

The Mossel Bay Golf Estate Board is dedicated to creating a safe, well-maintained, and environmentally conscious community. The Board strives to uphold financial stability, ensure effective communication and active participation by members, and foster a harmonious environment for all.

To build trust and transparency, the Board will periodically invite members to evaluate its performance against Key Performance Areas (KPA's). Members will also be encouraged to share their perceptions of belonging, being listened to, and feeling respected. This feedback is crucial to continuously improve and maintain the strong sense of community that defines our estate.

BOARD MEMBERS AND PORTFOLIOS

We are proud to introduce the newly elected Board members, appointed during the recent Annual General Meeting.

In the accompanying photo, from left to right:

- **Paolo Mastrogiuseppe** – Member Relations & Communication
- **Sakkie Jacobs** – Governance & Legal Affairs
- **Arno von Mansberg** – Rules and Regulations
- **Neil van Rooyen** – Finance & Audit
- **Nick van Noordwyk** – Chairperson
- **Stephen Röth** – Environmental & Landscaping and Infrastructure & Maintenance
- **Jaco Du Bruyn** – Architectural Review
- **Pieter Venter** – Safety & Security



Directors: Dr N Van Noordwyk, Mr S Röth, Mr N van Rooyen, Mr J Du Bruyn, Mr P Venter, Mr S Jacobs, Mr P Mastrogiuseppe, Mr A von Mansberg

CALL FOR COMMITTEE PARTICIPATION

We encourage all members with relevant expertise to get involved by joining one of the committees listed below. If you're interested, please submit a written application to Status-Mark by 20 January 2025. Your application should include a brief overview of your skills and experience related to the specific committee. Applications will be reviewed by the responsible Directors.

OVERVIEW OF SUB-COMMITTEES AND KEY PERFORMANCE AREAS (KPAS)

1. FINANCE AND AUDIT SUB-COMMITTEE

Director: Neil van Rooyen

Description: Ensures the HOA's financial health through budgeting, reconciliations, and audits, while maintaining compliance with financial regulations.

KPA: Prepare and distribute financial statements, including budget comparisons, within two weeks after each Board meeting.

2. INFRASTRUCTURE AND MAINTENANCE SUB-COMMITTEE

Director: Stephen Röth

Description: Oversees estate infrastructure, including roads, utilities, and communal spaces. Manages service providers and ensures timely project completion.

KPA: Complete infrastructure maintenance projects within approved timelines and budgets, with updates provided at every Board meeting.

3. ENVIRONMENTAL AND LANDSCAPING SUB-COMMITTEE

Director: Stephen Röth

Description: Manages the estate's natural environment, ensuring compliance with environmental regulations. Oversees the Nature Reserve under the HOA's lease agreement with the Mossel Bay Municipality.

KPA: Conduct an annual review of the Environmental Management Plan and distribute the updated version to members before the AGM.

4. SAFETY AND SECURITY SUB-COMMITTEE

Director: Pieter Venter

Description: Ensures the safety and security of residents, visitors, and property. Collaborates with service providers and local authorities to implement

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effective security measures.

KPA: Conduct monthly security audits to ensure all systems and procedures meet agreed-upon safety standards.

5. MEMBER RELATIONS AND COMMUNICATIONS SUB-COMMITTEE

Director: Paolo Mastrogiuseppe

Description: Promotes member engagement through clear communication, newsletters, and events. Ensures transparency and encourages active involvement.

KPA: Publish quarterly newsletters within one week of chairman sign-off, ensuring accurate and relevant content.

6. ARCHITECTURAL REVIEW SUB-COMMITTEE

Director: Jaco Du Bruyn

Description: Reviews and approves building plans, alterations, and property improvements to ensure compliance with the estate's Architectural Guidelines.

KPA: Evaluate submitted plans and provide decisions within three weeks, adhering to Architectural Guidelines.

7. GOVERNANCE AND LEGAL AFFAIRS SUB-COMMITTEE

Director: Sakkie Jacobs

Description: Ensures compliance with governance standards, including adherence to CIPC and CSOS requirements. Manages legal matters and updates governance documents and policies as needed.

KPA: Submit strategic actions and governance updates requiring member approval at the next General Meeting, ensuring compliance with all CIPC and CSOS regulations.

A COMMUNITY BUILT ON PARTICIPATION

The Mossel Bay Golf Estate thrives on the active participation of its members. We deeply value the time, skills, and expertise of everyone who contributes to our committees.

Together, we can maintain and enhance the exceptional lifestyle our community enjoys while fostering a respectful, inclusive, and collaborative environment.

UNDERSTANDING COMMUNITY SCHEME STRUCTURES AND GOVERNANCE AT MOSSEL BAY GOLF ESTATE

At Mossel Bay Golf Estate, we are all part of a larger community governed by specific structures and rules. This article, written by Sakkie Jacobs, chairperson of the Legal Sub-Committee, explains the fundamentals of how our community operates and why it is important to understand them. By familiarizing ourselves with the Memorandum of Incorporation (MOI) and other governance documents, we as owners can contribute to a more harmonious and efficient community. This insight is valuable for every resident, whether you are new to the estate or have been here for years. Take a moment to read on and discover how our community works together.

Throughout our lives, we encounter a wide range of laws and regulations, each with its own requirements. It is natural to assume that these rules, shaped by our experiences in business and other organisations, are universally applicable, including when becoming a member of the Mossel Bay Golf Estate (MBGE). However, this assumption can lead to challenges, particularly within a diverse, multinational community where members bring varied expectations shaped by different legal and governance systems.

These differences in experience and understanding often contribute to disagreements and conflicts. At MBGE, it is essential for members to recognize that the **primary governance document** for the estate is the **Companies Act, 2008**, as implemented through the estate's **Memorandum of Incorporation (MOI) and Conduct Rules**.

MBGE operates as a **Master Homeowners' Association (HOA)**, registered as a **Non-Profit Company (NPC)**. The MOI outlines the structure, powers, and operational framework of the HOA. It is the cornerstone of estate governance, defining the rights and responsibilities of members and ensuring consistency in managing the estate. By aligning expectations with the specific governance framework of MBGE, members can better understand their roles and help to create a harmonious community.

GOVERNANCE OF SUB-ASSOCIATIONS

Within this master HOA structure, several sub-associations have been established:



1. HOMEOWNERS' ASSOCIATIONS FOR FREE-STANDING HOMES AND UNITS (NON-SECTIONAL TITLE):

- San Vicente Town Home Owners Association
- Alvor Village Home Owners Association
- Albufeira Village Home Owners Association
- The Island Village Home Owners Association
- San Bartolomeo Home Owners Association
- Pennina Close Home Owners Association

2. BODIES CORPORATE FOR SECTIONAL TITLE UNITS:

- San Vicente Body Corporate
- Oporto Village Body Corporate

THE MBGE MOI DETERMINES:

- Constitution: Each sub-association must have its own constitution, formulated and approved by its members, which is binding on all members.
- Budget and Levies: Sub-associations are empowered to approve budgets, determine levies for expenses specific to their sub-development, and carry out administrative functions.
- Conflict Resolution: In the event of a conflict between the provisions of the MBGE MOI and a sub-association's constitution, the MOI prevails.

UNDERSTANDING RULES AND RESPONSIBILITIES

Residents and property owners at MBGE must navigate a layered governance structure, which includes:

1. Estate-Wide Rules: Generic conduct rules established by the Master HOA to ensure consistency in behaviour, aesthetics, and management across the estate.
2. Scheme-Specific Rules: Additional rules set by sub-associations or bodies corporate to address the unique requirements of their communities.
3. Statutory Compliance: Adherence to laws such as the Companies Act, STSMA, and regulations set forth by CSOS, which dictate operational, financial, and governance standards.

THE IMPORTANCE OF AWARENESS AND PARTICIPATION

Being part of MBGE entails more than property ownership; it involves active participation in a community governed by specific legal and regulatory frameworks. Members are encouraged to:

- Familiarize Themselves with Governing Documents: Understand the MOI, sub-association constitutions, and conduct rules.
- Engage in Meetings: Participate in AGMs and other meetings to stay informed and contribute to decision-making processes.
- Ensure Compliance: Adhere to statutory requirements, including those mandated by CSOS, to maintain the integrity and harmony of the community.

FUTURE INSIGHTS AND MEMBER ENGAGEMENT

Future newsletters will delve deeper into the interplay between the rights and obligations of owners and the association, providing greater clarity on how these relationships shape the management and harmony of the estate. Members are encouraged to submit questions and suggestions related to this article to **Status-Mark** for consideration in upcoming issues.

We are also excited to share that the **MBGE website** is being updated. In the near future, it will feature a **members-only login portal**, granting access to a comprehensive repository of information, including governing documents, financial reports, and community updates. Further details about this initiative will be communicated via the **Newsflash**.

Your active engagement and feedback are vital as we continue building a strong and informed community.

Together we ensure that MBGE remains a harmonious and thriving residential estate.



Directors: Dr N Van Noordwyk, Mr S Röth, Mr N van Rooyen, Mr J Du Bruyn, Mr P Venter, Mr S Jacobs, Mr P Mastroguiseppe, Mr A von Mansberg

WELCOME TO OUR NEW “RESIDENTS”!

We are excited to share a few photos this month of the newest “residents” on our estate – from Cape francolins to other unique wildlife that call this place home. These animals add to the natural beauty and character of our surroundings, and we encourage everyone to respect their space and safety.

Please remember to adhere to the speed limit – it helps keep our wildlife, children, and fellow residents safe.

Thank you, Sias, for sharing your photos with us!

A Lovely Family on the Estate!

Sias recently spotted this beautiful Cape francolin hen and her chicks. Cape francolins are known for their calm nature. The hen carefully watches over her chicks and teaches them how to find food. The chicks often stay close to their mother until they are fully independent. Their diet consists mainly of seeds, insects, and small plant parts, making them important for ecosystems as they assist with seed dispersal.



A New Baby on the Estate – The Birth of a Black Springbok

On 14 September, we experienced a truly special event on the estate – the birth of a black springbok. This new arrival symbolizes the rich diversity of wildlife on our estate.

Both mother and baby deserve our care and protection, and we are thrilled to welcome them as part of our community.



This springbok lamb was also born in September 2024.

DESIGN OUR NEW LOGO AND WIN BIG!

Our current logo has served us well, but it's time for a fresh look that reflects the unique character of Mossel Bay and our surroundings.

That's why the Board invites all our residents and creative minds to take part in an exciting competition to design a new logo for our estate!

HERE'S WHAT YOU NEED TO KNOW:

- The design must include the name of the estate.
- It should represent something about Mossel Bay and its environment.
- There's an amazing prize up for grabs: One night in the Presidential Suite at the Dias Hotel!

HOW TO ENTER:

Send your design via email to status11@status-mark.co.za by 20 January 2025.

Let your creativity shine – your design could be the new face of our estate!



A NEW ERA OF ACCESS AT MOSSEL BAY GOLF ESTATE!

We're excited to introduce our newly designed, unique access control system, specifically developed to meet the distinctive needs of our estate. This innovative upgrade not only enhances security but also streamlines and simplifies the access process for all our residents and visitors.

Despite the challenges and delays during implementation, the system is now fully operational, and we're already reaping the benefits of the upgrade. An added bonus is the significant cost saving which will be reinvested into future projects to further improve our estate.

This upgrade marks an exciting new milestone for our community, and we're confident it will benefit everyone. As always, your feedback is important to us. Please don't hesitate to contact us with any questions or suggestions regarding the new system.

SEASON'S GREETINGS

As the year draws to a close, we would like to extend our warmest wishes to all our residents, visitors, and their families during this special time of year. Whether you are celebrating Christmas or simply taking the opportunity to rest, reflect, and reconnect, may your days be filled with peace, joy, and cherished moments with loved ones.

We hope this festive season brings renewal and inspiration, preparing you to embrace the opportunities and challenges of the year ahead with fresh energy and enthusiasm.

Thank you for being part of the Mossel Bay Golf Estate community.
Here's to a bright and prosperous new year!

Kind regards,
HOA Board



Here's to a *bright and prosperous* new year!