



MODITLO
W I L D L I F E
E S T A T E

Moditlo Estate Home Owners Association NPC

Registration Nr: 2002/013524/08

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Minutes of a Board of Directors meeting held on 22 October 2021 at 13:00 via Zoom Meeting

1. **OPENING AND QUORUM:**

The meeting was declared open as due notice was given, and a quorum was present.

2. **ATTENDANCE AND APOLOGIES:**

George Brownlow (Chairperson)
Henry Verster (Vice-Chairperson)
Louise Worthington
Piet Scheepers
Bernard Koppes
Alan Hiatt
Pieter Janeke

ALSO IN ATTENDANCE:

Annelie Roets (Estate Manager)
René Riekerk (Administrative Assistant)

APOLOGIES:

Lorna Zoghby

3. **DECLARATION OF INTEREST:**

The directors present confirmed that they have declared any personal interest or financial gain – where applicable – on the agenda as adopted.

4. **ADDITIONAL ITEMS:**

a. **Electricity Outages**

Allan queried if there was, from the Board's side, something that could be done to minimise the power cuts on the estate, to which Annelie replied that, unfortunately there is a lot of cables that was old, and that, as we are on the Kapama line, and a fuse blow, the whole estate is then without

electricity. The issue was reported to Eskom's Area Manager, and they are currently busy with replacing and upgrading the entire line, but that will take some time.

Louise proposed that, for new building projects, a minimum requirement for solar / wind power be put in place.

Annelie suggested that a proposal be drafted for the next AGM to make it part of the legislation that a portion of your home to be "green" in terms of solar and water harvesting, to which all the Board Members agreed.

Bernard requested that a meeting with Leopardo Electrical should be arranged, to discuss the current state of the infrastructure.

b. Traffic

Annelie stated that she will report back to the owner regarding speeding and advise him/her that the Board is busy looking at a solution for the problem.

c. Domain Internet

Annelie requested Bernard if he could be of assistance in registering a domain for Moditlo HOA, for e-mails specifically, to which Bernard replied that he will be in touch with her.

5. APPROVAL OF THE MINUTES OF THE PREVIOUS BOD MEETING – 17 JUNE 2021:

The minutes were presented, proposed, and approved by the meeting.

6. MATTERS ARISING:

a. Agreement – Conservancy

Annelie requested that, as Godfrey Phillips was no longer a Board Member, a new Board Member should be appointed to be involved in discussion with the Conservancy regarding an Agreement.

b. Queries – AGM – feedback

Annelie reported the following:

- a letter via the Company Secretary was sent to Mr Paul van der Merwe, and that no response from him was received.
- The query that was received from Mr Albert Schmidlin to be presented at the AGM of 27 March 2021 was received less than 24 hours before the meeting, and could unfortunately not be presented, but was answered on the 14th of May 2021, and no response from his was received.

c. Fence upgrade – feedback

George reported that an e-mail was received from the owner of Fleur de Lys, regarding the fence that was being upgraded by Moditlo, and informed George that he was the owner of the fence and did not give his permission for the fence to be upgraded. The company doing the work was immediately informed to stop and re-instate the fence as it was before the work started.

After a discussion ensued regarding the upgrade of the fence, or the possible putting up of a new fence 0,5 m from the Fleur de Lys fence, Annelie proposed that, as the contractor already have a deposit, she would request a new quote to see what the difference would be should a new fence be installed.

d. Disputes raised by members – feedback

Annelie reported the following:

- André Pelsler – a settlement was reached, and the matter was finalised and closed.
- Compliance dispute – Mr Paul van der Merwe – this matter was sent for adjudication, the final submission was made on the 19th of May 2021, but no feedback was received from CSOS to date.

e. Eiland Dam – feedback

Piet reported that they are waiting for the registration of the dam.

f. Paving – Residents Gate – feedback

Annelie reported that the company was close to finish with the project.

g. Bush Clearing – feedback

Annelie reported that there were three teams working near the R40, on Jackalberry Road moving further when they are finished, and on Cottonfields, near Umbrella Road.

h. Operational Assistant / Manager – feedback

After a discussion ensued all the Board Members agreed that Ernst Scheepers will work on a two months' notice period, and thereafter on a consultation basis.

Henry proposed that, for the Assistant Operational Manager, a list of key performances be drafted, to which Annelie replied that she could draft of what was previously used, and it could just be adjusted.

i. Fire Equipment - feedback

Annelie reported that the fire equipment is now in place as there is a fire trailer and two additional fire fighters of six hundred litres.

j. Security

Annelie proposed that, as there were some difficulties with the access control, that scanners should be installed as soon as possible.

All Board Members were in favour of the above.

It was further proposed that an interim security company should be appointed to indicate our flaws regarding the access control, and the Board can then take the report to the AGM and propose that a security company be appointed.

k. Estate Vehicles

George proposed that, as the Board needs the Estate Manager to be more “hands on,” to investigate certain matters / do visits in the estate when requested, a vehicle for the Estate Manager should be purchased. He then proposed that the Land Cruiser should be sold, as its usage of fuel is expensive.

All Board Members were in favour of the above.

l. Bush walking – Moditlo Estate resident/s

Annelie stated that bushwalks are against the rules, and could also become extremely dangerous, as the game will lose their fear of humans.

After a discussion ensued, the board requested Annelie to do research, and then draft a short document on the legalities of the correct manner of punishment regarding the rule of no interference with / feeding of game on the estate, and the board will then decide on this matter.

m. Code of Conduct – Game Viewing

Annelie requested from Pieter if they were allowed to include the contents from the Conservancy’s Code of Conduct in Moditlo’s Code of Conduct to which Pieter replied that she can use it as a base, and the Conservancy would just like to look at the document before it is published.

n. Rehabilitation of Donga – R83/R84

Annelie reported that a letter was sent to LEDET, and they are waiting for response before any further action will be taken / information will be given.

7. FINANCES:

a. Monthly Fin Pack

All board members confirmed that they received the Monthly Fin Pack and had no comments thereon.

b. Annual Audit

Annelie reported that the annual audit will be during the week of the 9th of November 2021.

c. Date AGM – confirmation

Annelie reported that she will send through dates for the next AGM.

8. NEXT MEETING:

As there were no further items on the Agenda, the Chairperson thanked all in attendance and proceeded to close the meeting.