



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 25 April 2022 at 10:00 via Zoom

1. **OPENING AND QUORUM:**

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

2. **ATTENDANCE AND APOLOGIES:**

Pieter Janeke (Chairperson)
Lorna Zoghby (Vice-Chairperson)
Alan Hiatt
Bernard Koppes
Craig Carnaby
Godfrey Phillips
Ian Oliver
Piet Scheepers
Wimpie Pieterse

ALSO IN ATTENDANCE:

Annelie Roets (Estate Manager)
Riaan Hugo (Operational Manager)
René Riekert (Administrative Assistant)

APOLOGIES:

None

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. **Residents / Staff Village Gate:**

Discussed under 6 (a) 1 – Security Outsource Quotes

5. **APPROVAL OF THE MINUTES OF THE PREVIOUS BOD MEETING – 25 FEBRUARY 2022**

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

6. **MATTERS ARISING:**

a. **SGM preparation discussion:**

1. **Security Outsource Quotes:**

Annelie proposed that they select a shortlist, and selected companies should then do their presentation at the SGM.

Pieter commented that they should look at the differences on the quotes. He stated that the resident's gate must have proper security, and it should either be a 24hour-manned gate, or the gate should be closed.

Annelie replied that the resident's gate was also included in the quotes received. She further stated that it should be noted that servitudes are registered for Esem portions 1 and 2 to gain entrance through the resident's gate.

Lorna commented that current the contractor's gate should be moved to the resident's gate, as it is an eyesore for the entrance of the estate.

Godfrey agreed with Lorna and commented that the residents that have remotes can also become a problem, as they can give their remotes to any person who wants to enter the estate.

Annelie replied that there are about 30 people that use remotes due to problems with their fingerprints, but stated that, should it be decided to appoint a security officer at the resident's gate and upgrades are done to make it more efficiently, the remotes could be taken away. She also stated that a decision should be made regarding the use of the Leopards Bend gate, as she received queries regarding the use of the gate by a handful of residents, but all of the residents have to contribute towards the monthly payment.

Wimpie then stated that the quotes received, is a 100% increase of what is currently being spend on the security employees.

Pieter stated that, should the resident's gate remain, then it should have proper security, and proposed that, should it be used for the contractor's gate, it should have a day-shift security, and be locked after hours.

After a discussion ensued regarding what should be proposed at the SGM, the Board of Directors were all in favour of keeping the current in-house security and provide for additional training, the contractor's gate should be moved to the resident's gate, and will only be open from 06:00 – 18:00, whereafter the gate will be locked, and a armed response company will be appointed.

2. **Amended Resolutions (Walking/Cycling):**

Annelie stated that the Resolutions were proposed at the AGM, but there was confusion between Resolution 5 and Resolution 7, they requested that Annelie referred to the Conservancy Constitution regarding walking/cycling, and she stated that there was no rule in the Constitution allowing walking/cycling.

The Board approved the proposal.

3. Discussion and/or amendment (Water holes/ Gutters):

Alan proposed that, as there are members continuously breaking rules, and may argue that it was like that when they bought the property, the rule should be looked at and adjusted.

Lorna proposed that inspection should be done when a property is being sold, and Alan commented that yearly inspections should be done, to which Bernard replied that the HOA do not have enough resources to do the inspections, and stated that members should adhere to the rules, as, when you buy property on the estate, you acknowledge that you are aware of the rules of the estate.

Pieter agreed and stated that the estate did build a number of waterholes, which is connected to the infrastructure, for the purpose of viewing of animals, to which Riaan also commented that there are 9 waterholes on the estate, which was also renovated recently, and still a lot of water are lost due to evaporation, and he believes these waterholes are sufficient to attract animals. Pieter then further commented that a lot more water would be lost if there were many more waterholes built on the estate.

Bernard proposed that the schedule of fines should be looked at again, and adjusted to 1st fine, 2nd fine, 3rd fine, and then legal action, to which Pieter replied to adjust it to a warning, and in 3 months' time, thereafter, issue a fine. Annelie replied that the current schedule does provide for a letter of demand be issued first, and thereafter a fine will be issued.

Annelie then stated that she received queries regarding the rule of no gutters, as it would help with water harvesting. Bernard replied that it should be proposed at the Special General Meeting, and Wimpie also replied that it would make a huge difference.

Wimpie also commented that the rule of no chlorinator in the swimming pool should be adjusted, to which everyone agreed, and Pieter requested Annelie to draft a proposal for the Special General Meeting.

4. Auditors:

Annelie stated that, as the current auditors have been appointed by the HOA for 5 years, the time has come to appoint a new company, but she proposed that the current auditors finish the financial year, as there are a few things that needs to be finalised, including registering MEHOA as a Non-Profit company, to which the Board agreed.

5. Legal Advisor:

Annelie stated that she requested Mr Chris Steyn to be at the SGM, as the members had questions and they would then be able to query him directly, to which the Board agreed.

b. Rehabilitation of Donga – R83/R84 – Feedback:

Annelie stated that she did not yet receive any feedback from LEDET and will again inform the owners that no meeting would be agreed to until feedback from LEDET was obtained, to which the Board agreed.

c. Pet Proposal:

After a discussion ensued regarding this issue, it was agreed upon that the Pet Proposal will remain as is, and no further allowance of pets will be permitted on the estate.

d. Generator Proposal:

Annelie stated that there is a lot of problems on the electrical infrastructure, and they made some changes to the budget to enable Leopardo Electrical to start to do upgrades / replacements on the system that would take approximately 5 years.

Wimpie stated that the maintenance on the infrastructure has been included in the MRRF budget going forward, as this is a critical point. He also stated that the decision that was taken in 2017 to not charge the Eskom network charges to the members' levy account should be rectified, as the HOA are losing between R50 000,00 – R60 000,00 per month. He stated that the members should keep in mind that the network does not belong to the HOA, but to the land owner, which have never charged any rent for the infrastructure, and it was not the land owner's responsibility to do the maintenance on the infrastructure. Installing a generator would take away the problem the estate is experiencing with Eskom, but not the problems in the infrastructure.

Bernard replied that he was informed that the loadshedding also causes damages to the infrastructure, as the on / off switching causes a lot of stress on the network.

Annelie stated that a decision should be made on how the generator would be financed as it was not included in the current budget, to which Bernard replied that, as all the members on the estate are using the fence, as well as the pumps, an amount of R100 could be charged per stand / per month, and the generator would be paid within 3 years.

Pieter stated that it is important to maintain and/or upgrade the infrastructure but advised that it should be shown as a separate item on the levy account.

All agreed for the proposal of the generator, and the payment be shown as a separate levy.

e. CSOS matter – R38 – feedback:

Annelie stated that this matter was finalised, and the ruling of CSOS was to forward the outcome of the investigation to Dr Van der Merwe. A letter was sent to him advising that the outcome of the investigation was in fact the CSOS matter, and also provided him with some additional information. Dr Van der Merwe then replied that he was not satisfied with the letter that was sent to him, and the HOA's legal advisor then advised the board to reply that they were satisfied with the outcome of the matter and see it as finalised, and not to engage in any further discussions with Dr Van der Merwe.

7. FINANCES:

a. Amended Budget SGM

Annelie stated that there would be an increase of R560,00 on the levy account, which includes the increase in the Reserve, and the increase in operation, to enable the HOA to complete the projects on the estate. Lorna replied that she agreed, but the Board should explain that to the members to also give them a clear indication. Annelie replied that Wimpie offered to present the budget at the SGM. Wimpie then proposed that himself and Annelie should first look at the budget again, as the changes regarding the electricity expenses (network charges) and security expenses (inn house security), could lower the increase in the levy amount.

The Board agreed that the new amended increase in the levy be presented at the SGM.

8. **NEXT MEETING:**

Will be communicated to all Board members via e-mail.

9. **CLOSING:**

There being no further matters on the Agenda, the Chairperson thanked all in attendance and closed the meeting.