



Moditlo Estate Home Owners Association NPC

Registration Nr: 2002/013524/08

R40 Hoedspruit, PO Box 1654, Hoedspruit, 1380

General /Access Control: Tel: 076 796 3786,

Estate Manager: Tel: 066 212 2408, Operational Manager: 083 645 7736

E-mail: moditloestatehoa@gmail.com

Minutes of a Board of Directors meeting held on 21 October 2022 at 10:00 at Moditlo Estate Main Gate Offices / Board Room

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)
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:

Lorna Zoghby (Vice-Chairperson)

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. Traversing of Guests on Moditlo

Alan raised a question regarding guests that are traversing on Moditlo Estate (at sightings) and not have a member of Moditlo accompanying them. Annelie commented that the rule of traversing can create a grey area, as it does not specifically mention that guests are not allowed

to traverse on the Estate. Pieter proposed that a map be given to guests that enters the estate, which indicates only the designated roads that guests are allowed to traverse on. Craig commented that, when staff of non-commercial properties are conducting open game drives with guests, from a legal point, who will be liable should something happen to one of the guests. Annelie replied that she and Pieter will discuss the matter to find a solution in terms of the rules and the commercial rights.

b. Security

Wimpie proposed that a request should be put forward to the owner of the Leopard's Bend gate that Moditlo Estate take over that gate and incorporate / replicate it with the Estate's main gate. He also proposed that the resident's gate should be manned by the Security Officers currently positioned at the Contractor's Gate, to try to reduce the traffic on the Estate. The Contractor's Gate will therefore be moved to the Resident's Gate, and be open from 06:00 – 18:00, for the contractors, and thereafter only for the residents. He proposed that the current pamphlet that is being handed to visitors that enters the Estate, should be changed to show only the designated roads that they are allowed to traverse on, and the pamphlet should also consist of the site number that they are visiting, and indemnity that they sign. He commented that K9 Conservation have been appointed to assist with the night shift, to do checks on contractors, building sites, and attend to noise pollution during night time. He also proposed that the cameras should be upgraded and / or repaired and be equipped with sensors that sounds an alarm when movement is detected.

After a discussion ensued, the Board agreed that the Contractor's Gate should move to the Resident's Gate, and the outer gate (R40 gate) should not be locked to enable lodge employees residing at the staff village to gain entrance to their living quarters.

Pieter then commented that, should discussions with the owner of the Leopard's Bend gate not be successful, there is an option of installing a gate to the left, which is the Farm Hoedspruit.

c. Compendium of Rules

Alan commented that he had a query regarding a shorter list of rules. Annelie replied that, when a property is registered in a new owner's name, she sends a welcome pack to him / her, that also contains the Rules and Regulations. She proposed that herself, Riaan, and the committee could simplify the rules and be more specific.

d. Back-up Generator update

Godfrey raised a query regarding feedback of the back-up generator, to which Annelie replied that, according to legislation, if you supply any other customers, which is the members of Moditlo, you have to register with NERSA as well. She is currently in contact with Maruleng Municipality and LEDIT, to determine if it triggers an EIA (which should be submitted to ESKOM), and any bylaws of Maruleng Municipality. It can take up to 18 months to be approved. Craig raised a query regarding whether the members are customers, as they are part of the company. Bernard commented that the people that will receive the service, are also the people who owns the asset, and it would therefore not be sold to people who does not own the asset. Annelie replied that she would get clarification on this matter and revert back to the Board.

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

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

Craig commented that he was approached by Pieter Papsdorf regarding emergency medical services that he would offer to the residents at R50 / household. Annelie replied that they could maybe do a survey and determine the number of residents that would be interested in this.

6. **MATTERS ARISING:**

a. **Overall Operations (Gates, Roads, Water, Electricity, Fences, Rubbish Areas etc.)**

After a discussion ensued regarding the current water situation on the Estate, the Board proposed that attention should be given to a long-term solution and requested Riaan to find out what the costs involved will be to buy water rights from farmers at the Klaserie dam area, and after a water source has been secured, further plans can then be made to lay pipes to the estate.

The Board proposed that, with the current water situation, water restrictions be implemented, and should it be required, water shedding be implemented.

The Board stated that they support Riaan in the decision to test boreholes and / or drill more boreholes and connect it to the water system, as a short-term solution.

Riaan stated that the new operational worker that was appointed, was doing well and he would most likely be appointed permanently.

Riaan stated that he requested M-A-N to provide him with a maintenance agreement for the maintenance and / or upgrade of the roads. As it is below the budget, he requested the Board's permission to appoint M-A-N for a 2-year term from October 2022, to which the Board agreed.

Riaan proposed that a new rubbish area should be built, and upgrading be done on the current rubbish area, as it has become dilapidated and small. The Board agreed to his proposal.

b. **K9 Appointment – armed response**

Annelie stated that K9 would start on the 1st of November 2022, as there were a few minor changes on the contract.

c. **Rehabilitation of Donga – R83/R84 – Feedback**

Annelie stated that, after a meeting with the owners, the committee decided that no repairs would be done to the donga itself, and planning would only be done for the erosion water for the road protection, and she stated that Craig pointed out that a lot of trenches were made by the owners, which made the erosion of the donga worse. She then stated that Paul van der Merwe again declared a dispute when he was notified regarding the decision of the committee.

d. **Pet proposal amendment**

After a discussion ensued, the Board agreed that the current pet proposal would be amended to no pets allowed on the Estate. The residents on the estate that have pets registered under the grandfather clause, will be given a 12-month period (from the date the Board agrees to the amendment) to rehome the pets. The amendment to the proposal will be presented at the next AGM.

e. **Amendments and simplifying of all Rules**

As stated, Annelie, Riaan and the committee will attend to this, and propose it at the next AGM.

f. Schedule of Penalties and Fines amendments

Annelie stated that, as the HOA is part of the CSOS, and falls under that section of the Companies Act, the procedure of implementing a fine is not allowed to be changed, but the amount of the fines issued can be determined by the HOA. The proposal should also be presented at the next AGM.

7. FINANCES:

a. Audit Journals and simplifying of Management Statements

Wimpie stated that himself and Annelie attended to this as preparation for the visit of the auditors in November.

b. Re-allocation of funds within approved budget

Riaan proposed that, as the fences do not need urgent maintenance, an adjustment be made on the MRRF budget, and the maintenance of the fences be re-allocated. He requested that an additional R500 000 be allocated to the upgrade / maintenance of the water system, and R500 000 be used for the building / upgrading of the rubbish area. The Board agreed to Riaan's proposal.

c. Appointment of HR Consultant

Annelie proposed that an HR Consultant be appointed, to assist the HOA with labour related matters and stated that she was in contact with a consultant that was highly recommended. The costs involved will be between R1 500 – R1 800 per month, and all labour related matters will be handled by him. The Board agreed to this proposal.

8. NEXT MEETING:

The Board agreed that the next BoD meeting will be scheduled for the 25th of November 2022.