



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 November 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)
Lorna Zoghby (Vice-Chairperson)
Bernard Koppes
Godfrey Phillips
Ian Oliver
Piet Scheepers
Wimpie Pieterse

ALSO IN ATTENDANCE:

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

APOLOGIES:

Alan Hiatt (proxy to Bernard Koppes)
Craig Carnaby

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. **Solar Consultant (Godfrey Phillips)**

Pieter requested Annelie to obtain some more information regarding a Solar Consultant.

b. **Pet proposal**

Annelie stated that the Pet Proposal will be sent out on the 30th of November 2022. Piet Scheepers queried if this will be submitted at the next AGM, to which Annelie replied that it would, and if there were any counter proposals, it should be raised at the AGM.

c. **K9**

Annelie stated that K9 are performing very well.

d. **Leopards Bend gate**

Wimpie stated that he had a meeting with owner regarding taking over of the Leopards Bend Gate, and owner is willing to make the gate available to Moditlo, with the small office, but the security officer is not allowed to sleep in the office. The gate will then be open until midnight, when the anti-poaching unit will collect the security officer stationed at the gate. The owner said that he will draft an agreement.

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

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

6. **MATTERS ARISING:**

a. **Water - Feedback**

Riaan stated that the possibility of obtaining water rights from the Klaserie Dam, as the Chair Person of the Klaserie Water Board, Mr Christiaan Basson, informed him, was unfortunately not an option, as the dam was proclaimed in the 1950's for agricultural purposes to the people to downside of the dam. Mr Basson stated that there might be an alternative, but did not want to elaborate on it, as he wanted to set up a meeting with Riaan first.

He stated that obtaining water from the Blyde dam, does have political challenges, and might not materialize.

He stated that, to put a pipeline in from Madrid as was proposed, also have its own challenges, as the distance is quite far, there is 3 to 4 river crossings and also road crossings. There are currently two water trucks (18 000 litre and 10 000 litre) that take water from Madrid to the reservoir.

He stated that they have tested 9 boreholes, of which 2 are not feasible, 1 will be used as utility water supply (road maintenance etc), and 6 will be used to pump to the reservoir.

b. **Water – Way forward**

After a discussion ensued regarding short term solution for the water issue, the Board proposed that the HOA look into purchasing 20 000-liter water tanks and set it up at the Madrid borehole, which will speed up the time for the trucks to fill up with water (the tanks can at a later stage also be used for other purposes), and / or a water truck of water car (as there is already a tractor).

Wimpie proposed that an incentive should be given to residents to encourage them to do water harvesting.

Bernard stated that the Board needs to formalise a long-term solution.

c. **Back-up generator feedback**

Annelie stated that she queried Eskom regarding Craig's question of previous meeting, whether the HOA will be seen as one customer, and they informed her that the HOA will be classified as one customer, which means that the HOA will not have to obtain approval from NERSA. She is still in contact with LEDIT to arrange a site visit, and once that is done, she can submit the application to ESKOM.

d. Legal Opinion – Settlement agreement feedback

Annelie stated that, herself and Wimpie consulted the HOA's legal advisor, Mr Chris Steyn, regarding the Settlement Agreement. Mr Steyn stated that an addendum to the Agreement should be drafted for the current situation of the Estate, as there is no longer a developer. Bernard queried if it would then be presented at the next AGM, to which Annelie replied that it will be voted on at the next AGM.

The Board agreed to the above.

7. FINANCES:

a. Audit Feedback

Wimpie proposed that, for the new financial book year, a delegation of authority should be implemented. He also proposed that new auditors should be appointed for the new financial book year, as adjustments will have to be done on the balance sheet, as the auditors have classified some expenses on the estate as assets. Pieter stated that expenses should also not be capitalised.

b. General Finances

Annelie requested that the issue of signatories at the bank be attended to, as she needed members of the Board to act as signatories. Lorna and Ian volunteered, and the Board agreed to this.

Wimpie and Annelie proposed that the HOA move a new book keeping program and mentioned that Sage will be implemented. The Board agreed to this.

Wimpie and Annelie proposed that an accounting person be appointed. Annelie stated that there needs to be two checkpoints, as the person below her would create payments, create invoices, do reconciliation etc, and Annelie will then just have to sign off. Annelie proposed that, as it was not included in the budget, for the interim, and as René have Pastel knowledge, to let her start assisting with these duties, to start the double checkpoint, until a decision has been made on the way forward, to which the Board agreed.

8. NEXT MEETING:

a. Date – Annual General Meeting

The Board agreed that the next Annual General Meeting will be scheduled for the 25th of February 2022.

b. Date – Next Board Meeting

The Board agreed that the next BoD meeting will be scheduled for the 24th of February 2022.