



## **Moditlo Estate Home Owners Association NPC**

**Registration Nr: 2002/013524/08**

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### **MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF MODITLO ESTATE HOME OWNERS ASSOCIATION NPC ON 26 MARCH 2021 AT MODITLO ESTATE AT 10H00**

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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  
Henry Verster  
Lorna Zoghby  
Piet Scheepers  
Bernard Koppes  
Alan Hiatt – via Zoom  
Pieter Janeke

**ALSO IN ATTENDANCE:**

Annelie Roets (Estate Manager)  
René Riekert (Administrative Assistant)  
Ernst Scheepers (Operational Manager)

**APOLOGIES:**

Godfrey Phillips

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. **Albert Schmidlin Query – Tshemba**

It was confirmed that Albert Schmidlin would not be attending the AGM.

b. **Security Proposal - Weltrac**

Mr Div Lamprecht gave a brief history of the company, and then introduced Mr Li Lotriet.

Mr Lotriet referred to the proposal that was forwarded to the board and stated that Weltrac is established on the Blue Canyon Conservancy. He stated that as Moditlo is open to the conservancy and vice versa, they would like to offer the company's service to Moditlo.

He stated that implementing a tailor-made security system that works well, rapidly and immediately increase property value over time. He further stated that the proposal also included the screening and scanning of workers entering the estate.

He continued that when referring to the four entrances, being Leopard's Bend, Resident's Gate, Moditlo Contractor's Gate and Moditlo Main Gate, it is proposed that the system be synchronised. He further stated that screening of individuals, should be the most important aspect to be addressed. He also stated that mobile patrols are also important, as it is important to have visibility on the ground, and they could assist the Estate Manager /Operational Manager /Home owners with minor investigation / assistance, should the need arise.

He further referred to the cost implication and stated that they are regulated by PSIRA, who subscribe the minimum norms and standards. He stated that, PSIRA makes provision that any security may add a 40% economy of scale to their costing, but in terms of their proposal to Moditlo, they only added a GP of 20%, as they are cost sensitive and are willing to negotiate their costs.

George thanked Div and Li for the presentation and they excused themselves from the meeting.

c. **Fire hazard**

George stated that there would be a great risk of fire danger during the dry season, whether it be in the Conservancy or in Moditlo. He commented that a substantial amount should be spent on bush clearing and do proper fire breaks to minimise the risk.

Henry stated that if Moditlo does not take the necessary steps for fire prevention and a fire breaks out on Moditlo that spreads to neighbouring farms, Moditlo could be held liable for the damages, therefore he suggested that the funds should be spent to do proper fire breaks.

George stated that it should be established where the problem areas were where a fire is most likely to begin. Ernst also suggested that they could spray and clear the grass on the sides of the roads, and doing so, create a bigger fire break.

Pieter proposed that, they should look at upgrading the estate's firefighting equipment.

d. **Fleur de Lys**

Ernst stated that Fleur de Lys is on the market. He confirmed that the owner wants to either, join the conservancy, or sell the property. He confirmed the size is approximately 1000 ha with 4 houses and that houses are not in a up market condition.

George commented that he also heard that the owner wanted to join the conservancy. He further stated that should the fences between Moditlo and Fleur de Lys be dropped, it might create a problem as their outside fence is not in a good condition.

5. **APPROVAL OF THE MINUTES OF THE PREVIOUS BOD MEETING: 04 SEPTEMBER 2020 VIA ZOOM:**

The minutes of the previous Board of Directors meeting was tabled and presented and approved by the meeting.

6. **MATTERS ARISING:**

a. **AGM**

A discussion ensued in preparation for the AGM scheduled for the 27<sup>th</sup> of March 2021.

b. **Relief on Levies extension – feedback**

George proposed that the reduced levy should be extended for a further 6 months to also be presented and confirmed at the AGM.

c. **Disputes raised by members – feedback**

Annelie gave feedback on the legal matters / disputes and highlighted the following:

- The generator dispute (raised by Bert Barnes) was withdrawn by the applicant.
- The settlement agreement (raised by Bert Barnes) was rejected by the CSOS, as it falls outside their jurisdiction.
- Annelie stated that a preliminary meeting with the CSOS regarding the dispute that André Pelsler raised had taken place. She stated that Paul van der Merwe was brought in as a witness on a case. She further stated that she then advised the participants in the meeting, that she would not engage in any further discussions as she did not have a mandate from the Board of Directors to withdraw the fine and that the matter will be referred to adjudication by the conciliator.
- The CSOS meeting for the dispute raised by Paul van der Merwe regarding the house on R38 (Henry Verster), will be on Tuesday, the 30<sup>th</sup> of March 2021.

d. **Eiland Dam – feedback**

Ernst stated that they had two separate engineers that consulted with them and gave them their opinion on the way forward. The engineers advised that the dam should be

registered at the Department of Water Affairs. He further stated that he was in contact with an individual who can assist with the paperwork, and she can also approach the Department to establish whether it is necessary to register the dam or not. She quoted the estate an amount of R7 000,00. He proposed that they use an engineer for this process, to establish a plan on how to proceed and then approach the board with the plan.

George stated that they should aim to get an engineer who specialize in this field.

Lorna commented that some of the residents she spoke to, would prefer to go to Eiland Dam.

Pieter also stated that one of the advantages of the dam is that it is open, he then stated that he feels positive about this and would like the dam to be repaired.

Piet queried if there were not any responsibilities from the contractor in terms of the dam repair. Ernst replied that the contractor agreed in the beginning and said that if there was a problem with his work, he would repair it at no cost. He further stated that the problem was that it should be investigated to ascertain the fault and caused the damage.

Annelie suggested that, whilst attending to the possible registration of Eiland Dam, they should do the registration (if necessary) of all other dams (where necessary) as well. If registration is not necessary, the HOA will then have a confirmation on file from the Department, should there be queries in future.

All board members agreed that Ernst should proceed to get engineers involved, and to proceed with the authentication of the dams.

e. **Appointment of Company Secretary**

The board agreed that the Legal Advisor, Mr Chris Steyn, be appointed as the Company Secretary and that this will be tabled and presented at the AGM.

f. **Bush Clearing – feedback**

Annelie requested Ernst to give an update to the board regarding the bush clearing.

Ernst replied that the groups are currently clearing at Nyala Road to open a bit more on both sides near Vuyani on Jackalberry Road, as it is very dense in that area. He stated that they could unfortunately not do much clearing on the eastern side of Jackalberry Road, as there are stands in that area. He suggested that should home owners then want their stands to be cleared, they could request same.

Annelie suggested that she would send a bulk e-mail to the owners, stating that they should contact Ernst should they want their stands to be cleared from sickle bush.

George requested that a letter should be sent to the home owners and they should be given a deadline to reply to the letter in respect of bush clearing.

g. **Amendments to Documents - AGM**

The proposal will be tabled at the AGM.

h. **New Security System proposal**

The proposal will be tabled at the AGM.

i. **Appointment of Operational Assistant / Operational Manager – Independent Contractor**

The proposal will be tabled at the AGM.

7. **FINANCES:**

a. **Monthly Fin Pack**

All board members received the Monthly Fin Pack and are happy with the contents thereof.

b. **AFS**

All board members received the draft financial statements and approved same to be presented at the AGM.

c. **Budget**

The Budget was sent to all members of the Board. To be presented at the AGM.

8. **NEXT MEETING:**

The next meeting will be determined after the AGM.