BIZ AFRIKA 1710 T/A BRIGADOON HOME OWNERS ASSOCIATION

Reg No: 2002/009587/08

MINUTES OF THE ANNUAL GENERAL MEETING
THAT WAS HELD ON
SATURDAY, 25 NOVEMBER 2023 AT 10:00
AT THE CONFERENCE ROOM, WIGWAM HOTEL, REX ROAD, RUSTENBURG

Present:

BD010B	:	Harmse Familie Trust
BD018B	:	A & B Nowell
BD020	:	R P Bingle
BD021A	:	MW Peens
BD023B	:	JF & DM Malan
BD024A	:	LF Pretorius
BD025B	:	UHA & JA Baumgarten
BD026A	:	RP Bothma
BD031C	:	J Coetzer
BD033C	:	HP & C Breitenbach
BD037A	:	RJ & S Dekker
BD043A	:	FC Bezuidenhout
BD047	:	Gerhard Vermaak Familie Trust
BD050B	:	ME Tlou
BD051B	:	ST & LT Mokhele
BD052B	:	R & MP Etsebeth
BD059B	:	L & SI Richardson
BD068	:	DJ Coetzee
BD071	:	Harnick Developments CC
BD072A	:	TG & SA Bester
BD079	:	JI Britten
BD080C	:	MC Moalusi
BD091	:	MK Bester
BD092	:	CJ & MK Bester
BD093A	:	Stenwill Trust
BD112	:	Stenwill Trust
BD116A	:	CG Stylianou
BD120B	:	CA Venter
BD130A	:	IJ & CA Delport
BD135B	:	GK & BT Pete
BD136D	:	U & E Whitehead
BD137B	:	LD Moime
BD140B	:	ZP & B Mulaudzi
BD143A	:	JA Richter
BD147	:	W & H Sharpe
BD149C	:	J Parsons & L Landman-Parsons

Also Present:

M Bester	-	Property Manager, Von Wielligh Property Management
Z Engelbrecht	-	Wigwam Development
C Cilliers	-	Wigwam

Apologies and Proxies received:

BD022A	:	JF Dos Santos	Proxy to R Bingle
BD028	:	A Stokes	Proxy to Jacques Coetzer
BD035D	:	Ramoremi Trading & Projects	Proxy to Johannes Engelbrecht
BD044A	:	Stony River Properties	Proxy to FC Bezuidenhout
BD056B	:	B Van Aswegen	Proxy to Zach Engelbrecht
BD058C	:	Ramoremi Trading & Projects (PTY)	Proxy to J Enelbrecht
BD062A	:	Wigwam Property Fund PTY	Proxy to Z Engelbrecht
BD076	:	TD Long	Proxy to R Bingle
BD077B	:	CS & AM Cilliers	Proxy to Z Engelbrecht
BD086C	:	B & UM Fuls	Proxy to R Bothma
BD087A	:	CJP & I Zietsman	Proxy to R Bothma
BD123A	:	Wigwam Property Fund	Proxy to Z Engelbrecht
BD124A	:	Wigwam Property Fund	Proxy to Z Engelbrecht
BD134A	:	Wigwam Property Fund	Proxy to Z Engelbrecht

1. **Welcoming:**
   The Chairperson (Mr R Bingle) opened the meeting and welcomed everybody present to the 17th Annual General Meeting.

2. **Establishment of Quorum:**
   The Owners present together with proxies totalled **Fifty (50)** which constituted a quorum and met the requirements of the meeting to commence and for decision-making to be legal and binding.

3. **Approval of Minutes of Previous Meeting:**
   The minutes of the Annual General Meeting held on **26 NOVEMBER 2022** were tabled. The minutes were accepted as a true and correct reflection of proceedings and were subsequently signed, with no matter arising.

4. **Chairperson's Integrated Report:**
   Mr R Bingle (Chairperson) delivered the Integrated Chairman Report to the meeting with supporting documentation and slides:

   4.1 Acknowledgements:

   - **Trustees:**
     I am honored to have served as chairman this term and proud to present on the success achieved. No one can achieve success without acknowledging the help of others _*" Alfred Whitehead"* so today I need to express my gratitude to the trustees who helped me through this period. Your contribution maintained our credibility with benefit to all at ***Brigadoon***. You can be immensely proud of the goals achieved that we set out for ourselves. Well done you.

   - **WigWam Directorship:**
     It is no secret that there is a sensitivity around our relationship at times and understandably so. ***Brigadooner's*** invested here for a lifestyle, and your focus I'd say is different but be as it may, and to be fair, I need to commend you on your willingness to enter into dialogue with us on key elements all in the hope of a trustworthy outcome.

- **Von Wielligh Property Management:**
  The relationship goes back many moons so no doubt that you are fully aware of the complexities at play on this unique site. Your readiness and enthusiasm to voyage with us are reassuring.

- **Home Owners:**
  We are not perfect in every way but certainly keen to serve even though resolutions at times become less effective in the face of rising complexities. Thank you for affording us the opportunity and entrusting us with Brigadoon leadership.

4.2 Key Elements:

Information on security, infrastructure, and the environment was conveyed to owners:

4.2.1 Security:

The following measures are in place to enhance the security and safety of the residents of ***Brigadoon***.

- *I-Protect Security* services are now based on site complete with response vehicles and strategic alliance with another security company.
- One vehicle access control point with motorised roller shutter doors for nighttime.
- 24/7 Central monitoring control room for cameras, perimeter beams, and electric fence.
- Security Guarding Service with three patrolling guards and enhanced with four dog patrollers all in radio contact.
- Perimeter and street lighting.
- Emergency generator power for street and perimeter lights.
- Solar power for the main entrance area and offices.

Future possibility - Drone Deployment – Western Perimeter

- Drone executes patrols automatically.
- Autonomously return and docking process
- Comprehensive arial coverage
- Patrol scheduling
- Equipped with visual and thermal cameras.

Noted that there is not a big difference in the price of a drone and having cameras installed at the western border.

4.2.2 Infrastructure:

Roads:

- Cost-effective road rehab underway

Power supply:

Emergency generator power for street and perimeter lights:

Some stats on generator operation year to date.

- No of Starts 119.
- Run Hours 229.

Solar power for the main entrance area and offices:

- 12 KW 3 Ph Inverter.
- 16 Solar panels
- 344 Ah battery capacity.

Advantages:

- Create a cohesive and effective precinct.
- Ensure fibre network stability for internet etc.

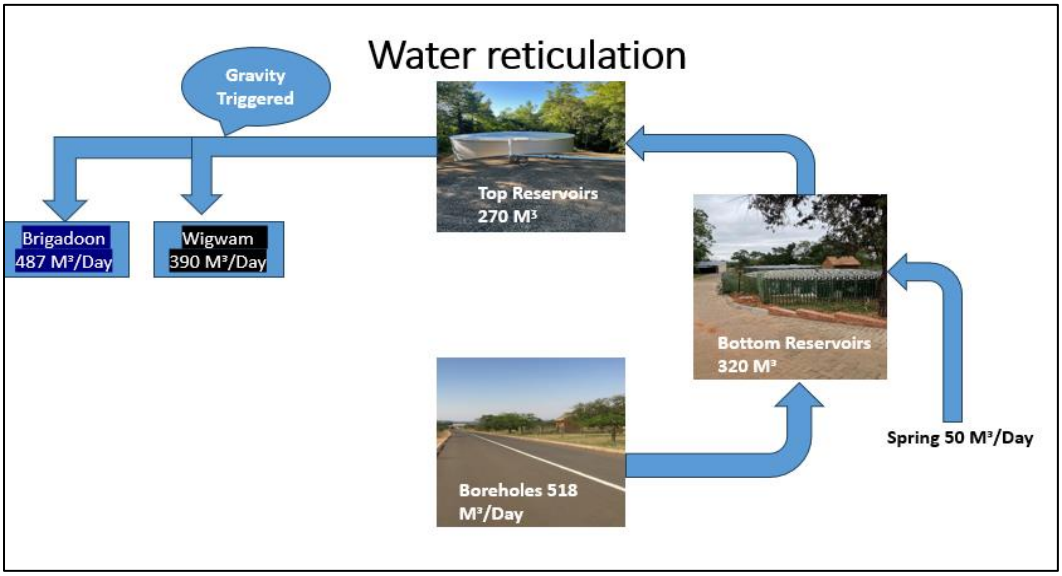
Water Supply:

- A new 110 KL water storage reservoir has been constructed.
- Borehole and Spring water supply with total guaranteed yield dry period and storage capacity

Water supply challenges:

1. From the water reticulation flow diagram, there is a shortfall in storage capacity. Mr Engelbrecht committed to a further 330 m³ storage capacity by the end of March 2024 which has already been planned.

2. Some of the other boreholes on the property need to be equipped to enhance an already constrained borehole supply.



Sewerage:

- Contract with *Techroveer OEM* for maintenance, operation, and performance management.
- Aligned with *DWARF* requirements.
- Replacement of mechanical and electrical equipment to ensure reliable unattended operation.
- Effluent can be utilised for irrigation purposes.
- Inflow 106 m³/day.

Communication:

- **Nearby Vodacom Tower in service:**
  - Extended coverage.
  - Better signal Strength.
  - Improved call quality and internet speed.



- Fibre Reticulation throughout the estate.

Household services:

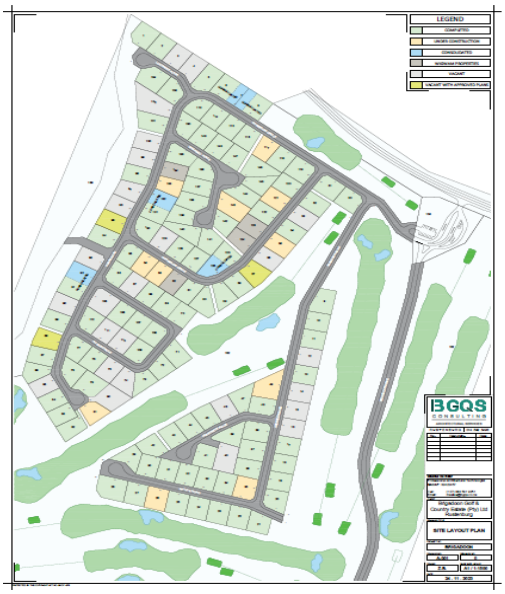
- Refuse removal 3 times per week.

4.2.3 Environment:

- Development Plan
- Golf Course Renovation is underway - biodiversity connectivity.
- Bottle Store across the road – Noise pollution
- Minimum civil disturbance
- Temporarily elevated noise levels due to construction work
- Opportunity to restore energy levels once walkways established.

4.3.1 Development Plan:

- 107 Houses (11 New Build this year)
- 11 Under Construction
- 28 Vacant stands (7 Golf Course facing and 7 Western perimeter)
- 4 Consolidated
- R650 000 Minimum for vacant stand



4.3.2 <u>New build focus</u>:

- No Unauthorised Entry Signs
- Review Stacking of Materials
- Stay Clear from Servitudes
- Building Deposits
- Working Hours (Rules)
- Elevated Noise Levels
- Traffic Interference

4.3.3 <u>Cautionary on Servitude Property</u>:

- Registered right for essential services.
- Power cable and main water supply line failures are not common but a significant amount of trenching is required for any repair.
- Water isolating valves, fibre manholes, and sewerage manholes are fairly common and should not be overgrown with plants.





4.3.4 *"<u>Operation Clean-Up initiative</u>":*

The Chairperson appealed to everyone that more work is needed to restore the environment.

Also, the amount of space taken up for storage of building materials is excessive and a just-in-time approach is needed for the final stage of development.






4.3.5 Golf Course Renovation:



- Greens deteriorated due to drought stress.
- Grass is patchy in some areas due to poor soil conditions.
- Irrigation of the golf course with readily available grey water from the sewerage treatment plant requires permission from the Developer followed by an isolated tie into the existing irrigation system.
- Cutting of fairway grass contributed significantly to the aesthetic appearance of the estate.
- A maintenance budget is required for the upkeep of the golf course / green belt area. There was an undertaking at the 2022 AGM to split the cost 50/50. This has not materialised to date, hence a financial risk.
- Golf Course can be accessed from 9 golf cart entry zones shown on the development plan. There were plans to craft routes alongside the golf course for walking, jogging, and cycling. Construction of these routes is delayed due to the absence of a properly surveyed map.

4.3.6 Special Matters:

4.3.6.1 Traffic Calming

- Speed cameras
- Speed humps
- Stop Streets
- Reduced volume of traffic
- Noise reduction
- Reduced air pollution

Speed limit and fines for offenders:

Homeowners feel that the proposed speed limit of 40km/h should be strictly adhered to. Fines must be applied according to the schedule of offenses as contained in the rules. First offense R300, second offense R500, and third offense R1000. The proposal is accepted and seconded.



4.3.6.2 <u>Two-Year Building Period:</u>

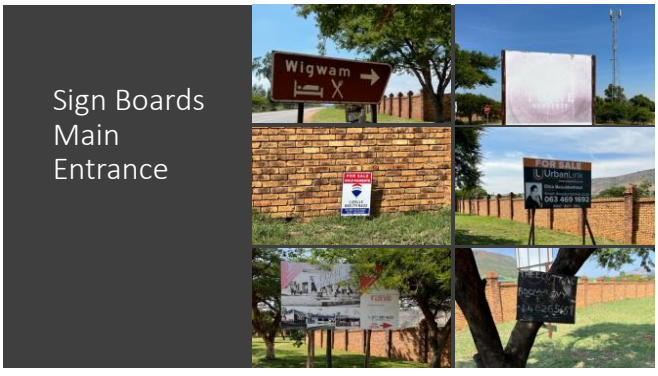
- Building agreement in the title deed under special conditions, which dictates that all construction work must be completed within two years from the date of transfer.
- This agreement was never enforced.
- The meeting decides that the rule must be reintroduced and applied.
- The penalty that is proposed and seconded is that double levies must be paid if the rule is broken. This rule will then initiate **<u>1 January 2024</u>** and enforced **<u>1 January 2026</u>**.

4.3.6.3 <u>Sign Boards</u>:

- Inartistic and unsightly.
- Mechanical failure during inclement weather.
- Set a president for the bottle store owners across the road.
- Obscure line of sight for turn-around vehicles.

<u>Inartistic and unsightly:</u>

Everyone agrees that the many signs at the entrance are unsightly and detract from the aesthetics of the complex. It is requested that there be a complete clean out of all the billboards and that everything must be removed. Provision must be made so that everyone who wants to advertise can put up a uniform advertisement of a specific size in a specific location.



5. Consider Annual Audited Financial Statement:

The meeting approved and accepted the audited financial statements for the year ending **28 February 2023.**

Qualified opinion of the Auditors:

There was a question about the Qualified opinion of the Auditors regarding an outstanding amount owed by ***Wigwam Hotel.*** For lack of better wording, it is outstanding levies owed by Wigwam Property Fund. The Developer honoured the agreement in place to claw back on this amount.

6. Finances:

The current financial position of ***Brigadoon Estate*** was briefly explained to the Homeowners. The proposed budget calls for an increase of 5.6% effective 1 March 2024. The members present granted approval.

7. Appointment of Auditor:

The meeting authorised that ***DVS Auditors*** may be appointed as auditors for the ensuing financial year.

8. Appointment of Directors:

8.1 Number of Directors:

12 Directors may serve on the board. The 4 vacant positions were filled.

8.2 Election of Directors:

NAME	CONTACT NO	E-MAIL
R Bingle (Chairperson)	082 809 0184	rudibingle@gmail.com
S Breitenbach	082 758 1009	enginesp@mweb.co.za
T Long	071 895 0283	long.trevor.d@gmail.com
J Parsons	074 103 5440	jp@pprok.co.za
W Weiss	083 227 2211	werner@w-s-t.co.za
A Sekotlo	083 654 7279	ambroses@wabatho.co.za
O Mataboge	083 500 1699	obk75@icloud.com
UH Baumgarten	0664896334	uhabaumgarten@gmail.com
J Coetzer	0721885332	Jacques.coetzer@draglobal.com
Bianca Nowell	0798749858	bianca.nowell14@gmail.com
Fiona Harmse	0845069727	fharmse09@gmail.com
Z Engelbrecht	082 826 5127	zachengelbrecht@icloud.com

9. NEW MATTERS:

9.1 Approval of Conduct Rules:

The finalization of the Conduct and other rules of ***Brigadoon Estate*** has not yet been completed and will be tabled for completion in early 2024.

9.2 Cautionary on Servitude Property:

9.2.1 Registered right for essential services

9.2.2 Power cable and main water supply line failures are not common but a significant amount of trenching is required for any repair

9.2.3 Water isolating valves, fibre manholes, and sewerage manholes are fairly common and should not be overgrown with plants

9.2.4 Trimming of trees is required on the odd occasion to allow safe passage of goods vehicles etc





9.3 Logistics – Public Transport:

The persons who are employees and who enter the complex daily whether they work at ***Wigwam*** or ***in Brigadoon Estate*** use transport to get to their workplace, whether it is minibus taxis or a bus service this creates logistical problems at the gate which is the only access point to the complex. In the future, the possibility of a Geometric design for public transport at the main entrance will have to be looked into so that there can be better control over the flow of traffic and pedestrians. The cost impact will have to be determined.



9.4 Brigadoon Bakkie:

A bakkie was purchased for the everyday transport of equipment/personnel and **the** buying of spares and materials necessary to uphold the proper functioning of systems and equipment. The photo shows the branding that was done on the bakkie to engage visual identification.



9.5 Name Board – Main Entrance:

The past year there was complaints that the name board needs fixing. The photo shows a typical enhancement of the name board. Homeowners suggested that further decorative designs need to be tabled for approval.



10. Adjournment:

With no further matters for discussion, the meeting adjourned.

Signed at RUSTENBURG on this _____ day of _____ 20___.

CHAIRPERSON **MANAGING AGENT**