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, 8 MARCH 2025 AT 10:00
AT THE CONFERENCE ROOM, WIGWAM HOTEL, REX ROAD, RUSTENBURG

PRESENT:

BD005	:	S Sekotlo
BD010	:	Harmse Familie Trust
BD013	:	ON & LBT Mataboge
BD031	:	J Coetzer
BD033	:	HP & C Breitenbach
BD037	:	RJ & S Dekker
BD043	:	FC Bezuidenhout
BD044	:	Stony River Pro – A & ME Van Der Merwe
BD045	:	G Mee
BD047	:	Gerhard Vermaak Familie Trust
BD048	:	MJM Segaole
BD049	:	K Tolo
BD054	:	R Janse Van Rensburg
BD060	:	BP Havenga
BD064	:	H Ncube
BD065	:	KE & NF Nyamarimi
BD066	:	PWC Schmucker & SM Liebenberg
BD077	:	CS & AM Cilliers
BD079	:	JI Britten
BD080	:	MC Moalusi
BD093	:	Stenwill Trust
BD106	:	WJ Liebenberg
BD112	:	Stenwill Trust
BD119	:	PJ & M Erasmus
BD135	:	GK & BT Pete
BD136	:	U & E Whitehead
BD143	:	JA Richter
BD145	:	PJJS & Z Coetzer
BD147	:	W & H Sharpe
BD149	:	J Parsons & L Landman – Parsons
BD159	:	Chrocorp PTY LTD (W Weiss)

ALSO PRESENT:

R Von Wielligh	-	Principal, *Von Wielligh Property Management*
E Magor	-	Property Manager, *Von Wielligh Property Management*
Z Engelbrecht	-	Wigwam Development
C Cilliers	-	Wigwam

PROXIES RECEIVED:

BD020	:	RP Bingle	Proxy to AJ Steenkamp
BD028	:	A Stokes	Proxy to J Robinsons
BD033	:	HP & C Breitenbach	Proxy to H Breitenbach

APOLOGIES:

BD097 : Ronald Schild Trust
BD100 : Ronald Schild Trust

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1. **Welcoming:**
   Mr R Von Wielligh opened the meeting and welcomed everybody present.

2. **Establishment of Quorum:**
   The Owners present together with proxies totalled **Thirty-Three (33)** which constituted a quorum and met the requirements of the meeting to commence and for decision-making to be legal and binding.

   Quorum by number : 33
   Quorum by value : 22%

3. **Approval of Minutes of Previous Meeting:**
   The minutes of the Annual General Meeting held on **25 NOVEMBER 2023** 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 Von Wielligh provided an update on the state of the board and the estate.

   Regular director meetings were held until September 2024. There has been a noted breakdown in communication among board members and issues within the estate. In February 2025, Mr Rudi Bingle resigned as a trustee and relinquished his responsibilities as Estate Manager, a role he diligently fulfilled for many years without compensation. The members of ***Brigadoon Estate*** expressed their immense gratitude for his unwavering support.

   Mr S Breitenbach and Mr T Long stepped down after 18 years of service as directors. The remaining five trustees proposed the nomination of four additional trustees, resulting in a total of nine nominations. It was emphasized that new directors must be nominated during this meeting. The board encourages nominations for new directors today to ensure effective governance.

   The current directors intend to establish subcommittees to enhance the estate's value. Proposed committees include *Architectural, Finance, Landscape, Maintenance, Communications, Rule Adherence, and Security. Participation* from estate owners is highly encouraged to drive positive change.
   The directors have decided to appoint an Estate Manager to assist in governance. ***VPM*** is currently drafting a scope of work for this position.

   On 18 February 2025, the directors met with representatives from ***Wigwam*** to discuss the shared access system. This meeting marked the first instance of collaboration between ***Brigadoon*** and ***Wigwam*** regarding mutual concerns. The new board of directors will prioritize maintaining open lines of communication with ***Wigwam***.

   Several projects have been identified, including:
   - Installation of an access control system
   - Installation of security cameras to enhance estate safety

- Upgrading the security fence on the eastern and western perimeters
- Investigating water resource management
- Initiating a formal *Service Level Agreement (SLA)* with the water and sewage service provider

Brigadoon Estate is currently in a sound financial position, with cash reserves amounting to **R2.3 million**, attributed to effective financial planning and management by previous directors. These reserves exceed industry standards and will be allocated for estate improvements. The financial implications of hiring an Estate Manager will be offset by the anticipated savings from this initiative. A proposal was made to increase levies by **R217** per unit for the upcoming year.

The directors reaffirmed their commitment to realizing the vision that each resident envisioned upon their investment in Brigadoon.

5. Consideration of Annual Audited Financial Statement:

Mr R Von Wielligh noted that the *Annual Financial Statements* meeting typically occurs in November. However, the financial statements for November 2024 did not meet the satisfaction of the directors, resulting in a postponement to 2025. The next meeting will return to the usual schedule. Mr R Von Wielligh provided an overview of the financial statements, clarifying that the loan receivable from the developer has been outstanding since 2020. This loan includes amounts owed for various stands and expenses that should have been covered by the developer but were instead paid by ***Brigadoon***.

At the time the loan was incurred, no interest provision was established. Members raised concerns about the lack of payment, to which Mr R Von Wielligh explained that no formal arrangement had been made aside from the stipulation that the amount would be payable upon the sale of the developer's last stand. When questioned about the implications of the developer not selling, Mr R Von Wielligh assured members that the new directors would address this open-ended agreement. Mr R Bingle noted that the developer has begun making monthly payments, a practice that had not occurred previously.

Members inquired why the outstanding amount was not reflected in the 2024 financial statements. Mr R Von Wielligh confirmed that this discrepancy was a concern for the directors, who expressed dissatisfaction with the current financial statements, emphasizing the need for this amount to be included.

6. Proposed Budget:

Mr R Von Wielligh presented the proposed budget, highlighting that the largest expense is the employment of the Estate Manager, estimated at approximately **R300 000** annually, alongside other planned capital expenditures. The budget analysis indicated that if levies are increased by **6%**, the estate would face a deficit of **R222 000** after accounting for expenses and special projects. An increase of **10%** would result in a deficit of **R81 000**, while a **12%** increase would yield a surplus of **R2 700**. This rationale underpins the proposed **12%** increase of **R217**.

A resident inquired about the implications of the deficit, noting that there would still be cash reserves. Mr R Von Wielligh explained that this would lead to a depletion of cash reserves, ultimately impacting the estate's financial stability. Additional questions were raised regarding the amount owed by the developer; He clarified that this loan does not affect the current budget. There will always be outstanding levies to consider, and legal action is being pursued against debtors to recover these funds.

The *AFS* for *2025* is still pending and is expected to be ready in approximately three months. The Estate Manager elaborated that the budget is prepared by evaluating current expenses against income. While the hiring of an Estate Manager will incur costs, it is anticipated to yield positive long-term financial outcomes.

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:

The board may consist of up to 12 directors, of which nine have been appointed as directors.

8.2 Election of Directors:

NAME	CONTACT NO	EMAIL ADDRESS
UH BAUMGARTEN (CHAIRPERSON)	066 489 6334	uhabaumgarten@gmail.com
H BREITENBACH (VISE CHAIRPERSON)	082 826 9058	hpbreiten@mweb.co.za
J PARSONS	073 103 5440	jp@pprok.co.za
W WEISS	082 891 8848	werner@w-s-t.co.za
J COETZER	072 188 5332	jacques.coetzer@draglobal.com
O MATABOGE	083 500 1699	obk75@icloud.com
A NOWELL	079 872 7074	alistair.nowell@gmail.com
RP BOTHMA	083 409 7958	rudibothma@yahoo.com
JA RICHTER	073 888 8261	mail2jakes@gmail.com

9. NEW MATTERS:

Residents raised concerns for safety, indicating that previous commitments to upgrade the access system at the gate and CCTV have not been completed. Directors have prioritized this and included on the budget to have this completed within the year.

Other projects include a study on the water supply, installation and upgrades to CCTV monitoring system and finalizing the project, and the launch of a new access control system. Further concerns were raised about electric fencing that is not functional and parts of the fence that has been out of order for quite some time. Directors have included this to be done and for the fence to not only be repaired, but extended as needed to reach the entire boundary of Brigadoon Estate.

Budget has also been made available to appoint an Estate manager which will assist with future projects, maintenance and inspections of the Estate.

10. Adjournment:

With no further matters for discussion, the meeting adjourned.

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

CHAIRPERSON **MANAGING AGENT**