PRINSLOO
PROPERTY MANAGEMENT Pty(Ltd)
Reg. No. 2017/304399/07

11 MEYER STREET•MOSSEL BAY
P.O.Box 567•MOSSEL BAY•6500
Tel: (044) 691 3054•Fax: (044) 691 1520
info@status-mark.co.za
www.status-mark.co.za

TRADING as Status-Mark (Mossel Bay)

MINUTES/NOTULE

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP 2026/01/14 OM 08H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT IS HELD ON 2026/01/14 AT 08H00 ON SITE

1	**Konstituering**	**Constitution**	
	Sewe Trustees is teenwoordig. Die vergadering is dus behoorlik saamgestel en kan voortgaan.	Seven Trustees are present. The meeting is therefore constituted properly and may proceed.	
2	**Verwelkoming**	**Welcoming**	
	Mnr Arrie van Huyssteen heet almal welkom en open die vergadering. AvH noem dat daar twee klagtes ontvang is wat homself en LN impliseer en dat hy die twee items eerste wil afhandel sodra die notule van die vorige vergadering goedgekeur is. AvH en LN wil graag hulle reg om op die klagte te antwoord uitoefen en sal hulleself dan verskoon sodat die oorblywende Trustees, wat steeds 'n kworum sal hê, die klagtes kan bespreek en op 'n uitkoms kan besluit. Sake voortspruitend en nuwe sake kan dan hanteer word sodra die AvH en LN weer by die vergadering aansluit.	Mr Arrie van Huyssteen welcomed everyone and opened the meeting. AvH mentions that two complaints have been received implicating himself and LN and that he wants to settle the two items first once the minutes of the previous meeting have been approved. AvH and LN would like to exercise their right to respond to the complaint and will then excuse themselves so that the remaining Trustees, who will still have a quorum, can discuss the complaints and decide on an outcome. Matters arising and new matters can then be dealt with as soon as AvH and LN rejoin the meeting.	
3	**Teenwoordig & verskoning**	**Present & Apologies**	
	Teenwoordig: Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Leon Neveling (LN) Eric Potgieter (EP) Hein Radley (HR) Brenda Coetzee (BC) Neels Fourie (NF) L Uys (PPM) Erna Andrews (PPM)	**Present:** Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Leon Neveling (LN) Eric Potgieter (EP) Hein Radley (HR) Brenda Coetzee (BC) Neels Fourie (NF) L Uys (PPM) Erna Andrews (PPM)	
4	**Goedkeuring van vorige notule:**	**Approval of previous minutes:**	

	2025/11/12 en sake voortspruitend	**2025/11/12 and matters arising**	
	Die notule van 12 November 2025 word eenparig goedgekeur deur die Komitee.	The minutes of 12 November 2025 is unanimously approved by the Committee.	
4.1	**Klagtes via Status Mark ontvang**	**Complaints received via Status Mark**	
	AvH noem dat een van die klagtes pertinent sinspeel dat die grondwet oortree word, maar terselfdertyd word voorgestel dat presies dit gedoen moet word in die oorweging van die klagte. Paragraaf 8.1.3 van die grondwet stel dit duidelik dat as die Voorsitter nie beskikbaar is nie, 'n voorsittende beampte uit die oorblywende Trustees verkies moet word. AvH stel dus voor dat sodra hy en LN geantwoord het op die klagtes en hulself verskoon het, die oorblywende Trustees as eerste stap 'n tydelike Voorsitter moet verkies.	AvH mentions that one of the complaints pertinently alludes to the fact that the constitution is being violated, but at the same time it is suggested that exactly this should be done in the consideration of the complaint. Paragraph 8.1.3 of the constitution clearly states that if the Chairperson is not available, a presiding officer must be elected from among the remaining Trustees. AvH therefore proposes that once he and LN have exercised their right to answer to the complaints and excused themselves, the remaining Trustees should elect a interim Chairman as a first step.	
4.2	**Klagte rakende die strooi van as rondom struike in blombeddings**	**Complaint regarding the scattering of ashes around shrubs in flower beds**	
4.2.1	Opsomming van klagte: 'n Klagte is op 4 Januarie 2026 vanaf 'n eienaar ontvang dat gesien is hoe AvH en LN op die 15de Desember 2025 as vanuit 'n braaier rondom 'n paar struike in drie blombeddings strooi. Die eienaar eis dat die aangeleentheid op die volgende Trustee vergadering se agenda geplaas word en betreur die feit dat die oortreders nog nie skuld erken het of om verskoning gevra het nie. Die eienaar beweer dat die optrede teen die reëls van BR is en dat die oortreders die skade moet regstel op eie onkoste. Daar word beweer dat dit dwase optrede was en dat die plante kan vrek as gevolg van die optrede.	Summary of complaint: A complaint was received from an owner on 4 January 2026 that AvH and LN were seen scattering ashes from a braai around a few shrubs in three flower beds on the 15th of December 2025. The owner demands that the matter be placed on the next Trustee meeting's agenda and mentions that he/she regrets the fact that the perpetrators have not yet admitted guilt or apologized. The owner claims that their action is against the rules of BR and that the violators must correct the damage at their own expense. It was claimed that these were foolish actions and that the plants could die because of the actions.	
4.2.2	Antwoord vanaf AvH en LN: AvH noem dat die as geensins gestrooi is met die bedoeling om skade aan te rig nie en ook nie "skelm" gedoen is nie. Om as rondom plante te strooi van tyd tot tyd is iets wat hy sy lewe lank al doen sonder enige skade en baie kenners argumenteer dat dit goed is vir plante. Dit is ook reg voor 'n ander eienaar wat oorkant die straat gestaan het gedoen. Daar is dus op geen stadium gepoog om dit te ontken nie. Dit sou in elk geval baie moeilik gewees het om dit te "erken" en "om verskoning te vra" voordat daar enige kennis van die klagte was. Die klagte op die 4de Januarie was die eerste formele klagte wat ontvang is en die enigste logiese afleiding wat gemaak kan word is dat die klagte gebaseer is op	Answer from AvH and LN: AvH mentions that the ashes were in no way scattered with the intention of causing damage nor were they done "sneakily". Scattering ashes around plants from time to time is something he has been doing all his life without any harm, and many experts argue that it is good for plants. It was also done right in front of another owner who was standing across the street. Thus, at no point was there any attempt to deny it. In any case, it would have been very difficult to "admit" it and "apologize" before there was any knowledge of the complaint. The complaint on the 4th of January was the first formal complaint received and the only logical inference that can be drawn is that the complaint is based on a	

	‘n plasing op die BR Chit & Chat groep op die 20ste Desember waar die bewering gemaak word dat as van charcoal brikette giftig is vir plante en kan veroorsaak dat dit kan vrek. AvH het na aanleiding van die plasing direk na die persoon wat dit geplaas het uitgereik en verduidelik waarom dit gedoen is en dat geen skade veroorsaak kan word nie. Daar was egter geen reaksie van enige ander eienaars of inwoners op die plasing nie en die aanname is gemaak dat dit nie deur die groter gemeenskap gesien word as ‘n probleem nie. AvH dui aan dat hy ‘n paar feite wil regstel wat deur die plasing van die inligting in die WhatsApp boodskap ‘n heeltemal verwronge situasie geskep het: • Die inligting wat weergegee is het duidelik uit ‘n Google soektog se eerste antwoord gekom. • As gekyk word waar die oorsprong van die antwoord is kan gesien word dat dit ‘n Amerikaanse webwerf is. • Daar word genoem dat sekere charcoal brikette gevaarlik vir plante kan wees agv die samestelling wat kan bestaan uit saamgeperste saagsels en vullers soos Borax en steenkool stof. Daar kan ook petroleum produkte en teer gebruik word. • Die probleem om hierdie inligting lukraak te gebruik is die oorsprong daarvan en is ‘n tipiese probleem as iemand inligting soek en dit sonder konteks gebruik sodat die antwoord die agenda pas. • Charcoal brikette in Amerika word vir heel ander doeleindes as in SA vervaardig en gebruik en die tipe brikette wat die giftige bestanddele bevat word nie vir kook of braai doeleindes gebruik nie, maar vir verhitting, ens. As dit so giftig vir plante is, sal dit sekerlik nie vir gebruik om kos te maak geskik wees nie. • Charcoal brikette in SA, en spesifiek die wat hier ter sprake is, word van saamgeperste Namibiese hout gemaak sonder enige bymiddele soos bevestig op die vervaardigers se webtuiste. Die as is dus geensins anders as die as wat vanaf gewone hout verkry sou word nie en die enigste effek wat dit kan hê is om die alkaliese vlak van die grond effens te verhoog. Die hoeveelheid wat gestrooi is kan egter geensins ‘n noemenswaardige verskil maak nie. Beide AvH en LN is egter bereid om	post on the BR Chit & Chat group on the 20th of December where the claim is made that ash from charcoal briquettes are toxic to plants and can cause them to die. Following the post, AvH reached out directly to the person who posted it, explaining why it was done and that no harm could be caused. There was however no response from any other owners or residents to the post, and the assumption was made that it was not seen as a problem by the larger community. AvH indicates that he wants to correct some facts that, by posting the information in the WhatsApp message, created a completely distorted situation: • The information offered clearly came from the first answer that popped up from a Google search. • Looking at where the origin of the answer is, it can be seen that it is an American website. • It is mentioned that certain charcoal briquettes can be dangerous to plants due to the composition that can consist of compressed sawdust and fillers such as Borax and coal dust. Petroleum products and tar can also be used. • The problem of using this information randomly is its origin and is a typical problem when someone is looking for information and using it without context so that the answer fits the agenda. • Charcoal briquettes in America are produced and used for very different purposes than in SA and the type of briquettes containing the toxic ingredients are not used for cooking or frying purposes, but for heating, etc. If it is so toxic to plants, it will surely not be suitable for use in cooking food either. • Charcoal briquettes in SA, and specifically those in question here, are made from compressed Namibian wood without any additives as confirmed on the manufacturers' website. The ash is therefore in no way different from the ash that would be obtained from ordinary wood and the only effect it can have is to slightly increase the alkaline level of the soil. The amount scattered in this case can however in no way make a significant difference. Both AvH and LN are willing to add compost to the three	

	kompos in te werk in die drie blombeddings wat die grond weer ‘n suurder inhoud sal gee om die moontlike impak van die as te neutraliseer. Beide bied ook verskoning aan vir die moontlike skade wat aangerig kon word.	flowerbeds which in turn will give the soil a more acidic content to neutralise the potential impact of the ash. Both also apologize for the possible damage that could have been done.	
4.2.3	Trustee bespreking en uitkoms: HR word voorgestel en eenparig aanvaar deur die ander vier Trustees in terme van Blue Ridge Landgoed se Grondwet en neem oor as tydelike Voorsitter. • Die aanname word gemaak dat die klag gegrond is op reël 7.3 van die Gedragsreëls “*Niemand mag op enige manier die natuurlike habitat van die voëllewe, bokke of enige ander fauna en flora versteur nie”.* Dit word deur die Trustees aangespreek tydens die vergadering. • EP se opinie is dat die feit van die saak is dat uitgebrande briket-as deur AvH en LN gestrooi is in die blombeddings van die gemeenskaplike area wes van die kantoorgebou wat teen die bogenoemde reël is. • Die tydlyn van die klagte is ook bespreek en bevestig. Die insident het op 15 Desember 2025 plaasgevind, maar die klagte is eers op Sondag 4 Januarie 2026 na Status-Mark gestuur (20 dae na die insident). • Tussen die insident en die klag was daar ‘n artikel op die BR WhatsApp groep geplaas wat die skade aangespreek het wat as aan plante kan veroorsaak. Volgens Google was die artikel geskoei op Amerikaanse brikette wat chemiese bestanddele in het soos borax. Die Suid-Afrikaanse brikette wat gebruik was vir die braai het dit egter nie in nie, soos nagevors en bevestig. Navorsing is ook gedoen op Foodlovers Brikette wat bevestig het dat slegs natuurlike hout splinters en voedsel gehalte binders gebruik word. Slegs natuurlike afval hout van hoofsaaklik uitheemse bome word gebruik. • Die enigste invloed is dat dit die grond meer alkalies maak en dat klein hoeveelhede ook help as ŉ plaag afweermiddel vir slakke. Waar proteas en fynbos groei, moet	Trustee discussion and outcome: HR was proposed and unanimously accepted by the other four Trustees in terms of the Blue Ridge Constitution and take over as acting Chairman. • The assumption is made that the complaint is based on rule 7.3 of the Conduct Rules “*No person may in any way disturb the natural habitat of the bird life, buck or any other fauna and flora”.* This is addressed by the Trustees during the meeting. • EP is of the opinion that the fact of the matter is that AvH and LN scattered briquette ashes in flowerbeds based in the common area west of the main building which is against the above rule. • The timeline of the complaint was also discussed and confirmed. The incident occurred on 15 December 2025, but the complaint was only sent to Status Mark Sunday 4 January 2026 (20 days after the incident). • Between the incident and the complaint there was an article posted on the BR WhatsApp group that addressed the damage that ash can cause to plants. According to Google this article was based on American briquettes which contain chemical components such as borax. The South African briquettes that were used for the braai however do not contain this, as researched and established. Research was also done on Foodlovers briquettes which confirmed that they only use wood chips from natural wood and natural food-grade binders. Only natural scrap wood from mainly exotic trees is used. • The only effect is that the ash makes the soil more alkaline and that small portions can also be used as a pest deterrent for snails. Where proteas and fynbos grow, the soil needs to be	

	die grond meer suur wees. Slegs een van die plante waar as gestrooi is was 'n Fynbos spesie. • Die hoeveelheid as wat wel in die blombeddings gestrooi was word ook bespreek – slegs een uitgebrande sakkie as-brikette was gestrooi. • Die komitee bevind dat die handeling gedoen is sonder enige kwade intensies. Die meerderheid komitee lede neem ook sterk standpunt in dat klagtes sonder verwyl aan Status Mark gerig moet word.	more acidic. Only one of the plants where the ashes were scattered was of a Fynbos species. • The amount of ash that was actually scattered in the flower beds is also discussed – only ***one*** burned-out bag of ash briquettes was scattered. • The Committee finds that the action was not carried out with malicious intent. The majority of Committee members also take a strong stance that complaints should be sent to Status Mark without delay.	
4.3	**Brief vanaf Verwey Inc.**	**Letter from Verwey Inc.**	
4.3.1	Opsomming van klagte: Die brief vanaf die prokureur is na aanleiding van die klagte oor die as en die manier wat dit hanteer is. Die bewering word gemaak dat Me Andrews instruksie vanaf AvH gekry het om enige klagtes wat ontvang word slegs na hom te stuur sonder die betrokkenheid van die ander Trustees. Daar word ook in die brief beweer dat die optrede teenstrydig is met die grondwet van BR en dat inligting vanaf die ander Trustees weerhou word.	Summary of complaint: The letter from the attorney is in response to the complaint about the ashes and the manner in which it was handled. The allegation is made that Ms Andrews was instructed by AvH to send any complaints received to him only without the involvement of the other Trustees. The letter also alleges that the action is contrary to the constitution of BR and that information is being withheld from the other Trustees.	
4.3.2	Antwoord vanaf AvH: AvH noem dat die aantygings absoluut onsin is en geen water dra nie. Daar was op geen stadium 'n instruksie aan Me Andrews gegee dat inligting eksklusief net aan AvH deurgegee word nie. Daar is ook geen enkele situasie waar klagtes of enige ander inligting aan AvH deurgegee was wat nie aan die Trustees versprei is nie en die bewering sonder om enige bewyse te lewer is betreurenswaardig. Die werksverhouding het ontstaan uit die praktiese situasie waar AvH beide die rol van Voorsitter en Sekretaris vervul en wat Me Andrews gesê het is heel waarskynlik verkeerd verstaan of uit verband geruk aangesien sy baie bewus is dat enige klagte so gou as moontlik met al die Trustees gedeel word om te verseker dat 'n besluit vinnig geneem kan word oor hoe dit hanteer moet word. Die rol van die Sekretaris is om die kommunikasie tussen die Bestuursagent en die Trustees te fasiliteer, nuusbriewe en Notules te fasiliteer met volle insae en insette van die Trustees, en ook kommunikasie tussen die Trustees en eienaars via die Bestuursagent. Dit is dus in daardie rol	Answer from AvH: AvH mentions that the allegations are absolutely nonsense and do not carry any water. At no point was an instruction given to Ms Andrews that information must be passed exclusively to AvH. There is also not a single situation where complaints or any other information that were passed on to AvH as a first step, was not disseminated to the Trustees and the allegation without providing any evidence is deplorable. The working relationship arose from the practical situation where AvH fulfils both the role of Chairman and Secretary and which Ms Andrews said was most likely misunderstood or taken out of context as she is very aware that any complaint is shared with all the Trustees as soon as possible to ensure that a decision can be made quickly on how it should be handled. The role of the Secretary is to facilitate the communication between the Management Agent and the Trustees, facilitate newsletters and Minutes with full insight and inputs from the Trustees, and also communication between the Trustees and owners via the Management Agent. So it is in that role	

	dat die werksverhouding ontstaan het. Dit is al die laaste drie jaar die geval aangesien nie een van die ander Trustees bereid was om die rol te vervul nie, dit is elke keer volledig genotuleer en geen klagtes of bekommernisse is tot op hede hieroor uitgespreek nie. AvH noem ook dat hy nie seker is watter klousule in die grondwet oortree word nie aangesien die Sekretaris posisie ‘n administratiewe rol is en geen ander “magte” het nie en die grondwet nêrens vereis dat die pos nie gekombineer kan word nie. Daar word ook genoem dat die gebeure wat aanleiding gegee het tot die brief ‘n goeie voorbeeld is van hoe die administratiewe proses werk: • Die Bestuursagent ontvang die epos vanaf die eienaar wat die klagte indien op Sondag die 4de Januarie 2026. • Die Bestuursagent maak dit oop op Maandag die 5de Januarie en Me Andrews stuur die epos aan AvH op dieselfde oggend om 08:18. • AvH maak die epos ongeveer 10:00 oop en stuur dit na die res van die Trustees om 10:09 • AvH ontvang ‘n oproep vanaf Me Andrews om 10:39 dat die eienaar wat die oorspronklike klagte ingedien het by hulle kantoor opgedaag het en die versekering wil hê dat die klagte aangespreek sal word. • AvH verseker haar dat dit reeds aan al die Trustees gestuur het met die versoek dat dit op die volgende vergadering aangespreek moet word. Daar kan dus gesien word dat in hierdie spesifieke geval die inligting reeds deurgegee was selfs voordat die klaer by die Bestuursagent se kantoor opgedaag het. Hierdie is die eerste geval waar die Voorsitter geïmpliseer is in ‘n klagte en sou die ideale geleentheid gewees het om dit van die ander Trustees af weg te hou indien dit enigsins die Modus Operandi van die werksverhouding tussen Me Andrews en die AvH was. Die feite bewys egter die teendeel.	that the working relationship came into being. This has been the case for the last three years as none of the other Trustees have been willing to fulfil the role, it has been fully recorded each time and no complaints or concerns have been raised about this to date. AvH also mentions that he is not sure which clause in the constitution is being violated as the Secretary position is an administrative role and has no other "powers" and the constitution nowhere requires that the position cannot be combined. It is also mentioned that the events that gave rise to the letter are a good example of how the administrative process works: • The Management Agent receives the email from the owner who submits the complaint on Sunday the 4th of January 2026. • The Management Agent opens it on Monday the 5th of January and Ms Andrews sends the email to AvH on the same morning at 08:18. • AvH opens the email around 10:00 and sends it to the rest of the Trustees at 10:09. • AvH received a call from Ms Andrews at 10.39 that the owner who lodged the original complaint had arrived at their office and wanted assurances that the complaint would be addressed. • AvH assures her that it has already sent to all the Trustees requesting that it be addressed at the next meeting. It can therefore be seen that in this particular case, the information had already been passed on even before the complainant arrived at the Management Agent's office. This is the first instance where the Chairman has been implicated in a complaint and would have been the ideal opportunity to keep it away from the other Trustees if it was in any way the Modus Operandi of the working relationship between Ms Andrews and AvH. However, the facts prove the opposite.	
4.3.3	Trustee bespreking en uitkoms: Die brief wat ontvang is, het betrekking op die proses wat gevolg is nadat die klagte van die Inwoner ingedien is. AvH vervul die rol van Voorsitter en Sekretaris van die Trustees. Die meeste	Trustee discussion and outcome: The letter received relates to the process followed after the complaint from the resident was lodged. AvH fulfils the role of Chairperson and Secretary of the Trustees. Most of the	

	korrespondensie word direk aan hom gestuur en word dan hanteer, of aan die toepaslike Trustees deurgegee. Die klagte van die inwoner is op Sondag, 4 Januarie 2026 ingedien. Op 5 Januarie is die klagte om 08:15 aan die Sekretaris gestuur. Dit is om 10:08 aan al die Trustees deurgegee. Die klagte is, soos versoek, op die Agenda van die Trustees vergadering geplaas vir bespreking tydens die vergadering op 14 Januarie 2026 bespreek. Klagtes was nog in alle gevalle hanteer en bespreek deur die Trustees. Die behoorlike proses is gevolg. Die Trustees bevestig die klagte proses en dat dit onveranderd bly. PPM sal 'n antwoord vir die prokureur opstel in die verband.	correspondence is sent to him directly and is then dealt with, or sent to the applicable Trustees. The complaint from the resident was lodged on Sunday, 4 January 2026. On the 5th of January the Complaint was forwarded to the Secretary at 08:15. It was forwarded to all the Trustees at 10:08. The complaint was added to the Agenda of the Trustee Meeting as requested for discussion at the meeting on 14 January 2026. All complaints received have been dealt with and discussed by the Trustees. Due process was followed. The Trustees confirm the complaints process and that it stays as is. PPM will compile an answer to the attorney in this regard.	
4.3.4	AvH en LN word versoek om weer by die vergadering aan te sluit. Nadat AvH en LN weer by die vergadering aangesluit het lig HR hulle in van die Komitee se bevindinge. Die twee lede se verskoning word aanvaar en die offer om suur kompos in die tuin in te werk / plante te vervang indien dit nodig blyk te wees word ook aanvaar. Hul sal in die toekoms nie weer as in die gemeenskaplike tuine strooi nie. AvH neem weer die Voorsitterstoel in.	AvH and LN are requested to rejoin the meeting. After AvH and LN rejoined the meeting HR informs them of the Committee`s finding. The two members' apology is accepted and the offer to work acidic compost into the garden / replace plants if necessary is also accepted. In future they will not scatter ash in the communal gardens. AvH again takes the Chairman's Chair.	
4.4	**Bou van Kaste by Brandkrane**	**Construction of cabinets at Fire Hydrants**	**Trustees**
	LN het die sketsplan soos deur Willem van der Merwe opgetrek en sal saam met NF werk om die ontwerp te finaliseer en kwotasies verkry van die huidige bouers op die Landgoed. NF sal die leiding op die projek neem. 'n Vraag is gevra deur 'n eienaar oor die minimum toelaatbare wydte van 'n brandbaan aan die buitekant van die grens. Indien 3m die maksimum is, wil die Trustees graag aansoek doen vir 'n ekstra 2m aan die Oostekant waar die groenstrook aan die Munisipaliteit behoort. PPM sal by die munisipaliteit uitvind wat ons te doen staan om die strook te verbreed. AvH sal 'n skrywe rig aan die bestuur van Moquini rakende hul brandbane om te bevestig dat dit volgens regulasie in stand gehou word. Eienaars in Blue Ridge moet ook seker	LN has the sketch plan as prepared by Willem van der Merwe and will work with NF to finalise the design and to obtain quotations from the current builders on the Estate. NF will lead this project. A question has been raised by an owner regarding the minimum permissible width of a firebreak on the outside of the boundary. If 3m is the maximum, the Trustees would like to apply for an additional 2m on the Eastern side where the green belt belongs to the Municipality. PPM will inquire at the municipality what we need to do to widen the firebreak. AvH will address a letter to the management of Moquini regarding their firebreaks to confirm that the 5m is within regulations. Owners in Blue Ridge must ensure that	**NF** **AvH**

	maak hul gasinstallasie is in orde is vir hul eie en hul bure se veiligheid. Eienaars wat teenaan die buite grens woon, moet versoek word om ‘n brandstrook van ten minste 2 meter breed teen die grens skoon te hou. Waar oop erwe teen bestaande huise grens moet ‘n strook van ten minste 1 meter skoon gehou word volgens Munisipale regulasies. AvH sal die erwe wat aandag benodig identifiseer en PPM vra om die nodige skrywe(s) aan die eienaars te rig.	their gas installations are in proper order for their own and their neighbour’s safety. Owners staying next to the outside boundary must be requested to ensure that they have at least a 2m wide firebreak on the outside boundary of the erf. Where an erf borders an existing house, a 1m break should be maintained as required by Municipal regulations. AvH will identify the erven needing attention and ask PPM to inform the owners.	**AvH**
4.5	**Grensmuur Erf 101**	**Boundary Wall Erf 101**	**Trustees**
	Die kwotasie van Myburgh Land meters word goedgekeur deur die Trustees. PPM kan reël vir die datum vir die opmeting. PPM moet ook ‘n kwotasie van ‘n prokureur af kry om die probleem via die nodige regsproses reg te stel.	The quotation from Myburgh Land Surveyors is approved by the Trustees. PPM can arrange the date for the survey. PPM also to obtain a quote from an attorney to correct the issue through the correct legal process.	**PPM** **AvH**
5	**Bevestiging van Agenda/Nuwe sake**	**Confirmation of Agenda/ Additional Matters**	
	Nuwe sake sal bygevoeg word onder punt 13.	New matters will be added under point 13.	
6	**Versekering**	**Insurance**	
	Die hernuwing van die versekering word goedgekeur op voorwaarde dat hul die“wildsheining” spesifiseer soos met die palissade gedoen is onder gemeenskaplike eiendom.	The renewal of the insurance is approved on condition that they specify the 'game fencing' in the same manner which was done with the palisade under common property.	**PPM**
7	**Finansies**	**Finance**	
7.1	**Bestuurstate**	**Management Statements**	
	Die bestuurstate is aan al die Trustees gestuur. Alles blyk in orde te wees en die Trustees aanvaar die bestuurstate eenparig.	The management statements have been sent to all the Trustees. Everything appears to be in order, and the Trustees unanimously approve the management statements.	
7.2	**Bankbalanse**	**Bank balances**	
	Tjek R 75 616.67 Bou Deposito R 51 523.15 Kleinkas R 1 825.19 Reserwe R 1 209 142.10 **TOTAAL R 1 338 208.91**	Cheque R 75 616.67 Building Deposits R 51 523.15 Petty Cash R 1 825.19 Reserve R 1 209 142.10 **TOTAL R 1 338 208.91**	
7.3	**Uitstaande heffings**	**Outstanding levies**	
	Daar is 5 eienaars wat agter is op die betaling van heffings. Twee eienaars is reeds oorhandig vir invordering.	There are 5 owners who are behind on the payment of levies. Two owners have already been handed over for collection.	**PPM**

8	**Argitektonies**	**Architectural**	
8.1	Aansoek is deur ‘n eienaar gerig om ‘n skerm op te sit vir privaatheid. Die aansoek kan nie goedgekeur word nie en ‘n skrywe sal aan die eienaar gerig word met alternatiewe opsies.	An application was submitted by an owner to install a screen for privacy. The application cannot be approved, and a letter will be addressed to the owner providing alternative options.	
8.2	‘n Vraag word gevra oor die toemaak van lugverkoelers. ‘n Nuwe tendens ontstaan dat eienaars lugverkoelers installeer met eenhede wat buite aan mure vasgesit word. Die komitee besluit dat die eenhede toegemaak moet word soortgelyk aan watertenks en ander toestelle waar dit van die straat af sigbaar is. AvH sal die Reëls so verander vir voorlegging aan die lede by die volgende AJV vir goedkeuring.	A question is raised about the covering of air conditioners. A new trend is emerging where owners install air conditioners with units mounted on exterior walls. The committee resolves that the units must be covered similarly to water tanks and other appliances where they are visible from the street. AvH will amend the Rules accordingly for presentation to the members at the next AGM.	**AvH**
9	**Infrastruktuur**	**Infrastructure**	
9.1	**Hek by opening in grensmuur**	**Gate at opening in border fence**	
	‘n Voorstel word gemaak dat ‘n hek opgesit word by die opening vir die wildsbokke wat op sekere tye in die aand en oggend self oop en toe maak. Daar was ‘n onlangse voorval waar daar honde deur die opening in die Landgoed ingekom het en die bosbokke rondgejaag het. Dit het onder andere veroorsaak dat ‘n Bosbokkie in die palissade heining vasgejaag en doodgebyt is. Die voorstel word aanvaar deur die komitee en die goedgekeurde begroting vir toegangshekke sal genoeg wees om hierdie ook te doen.	A proposal is made that a gate be installed at the game gate/opening, which will automatically open and close at certain times in the morning and evening. There was a recent incident where dogs entered the Estate through the opening and chased the bushbuck around. It resulted in a bushbuck being chased into the palisade fence and it was killed by the dogs. The proposal is accepted by the committee and the approved budget for entrance gates will be enough to cover this as well.	**PB**
9.2	**Ingangshek**	**Entrance gate**	
	Twee kwotasies was verkry vir die maak van die nuwe hekke: R44 000 – Prima Staal R47 500 – Blitz ‘n Derde kwotasie is nog uitstaande vanaf Mossel Bay Steel Works. Sodra dit ontvang is sal die Trustees ‘n besluit neem.	Two quotations have been obtained for the construction of the new gates: R44,000 – Prima Staal R47,500 – Blitz A quotation is still outstanding from Mossel Bay Steel Works. Once it has been received, the Trustees will make a decision.	**PB**
10	**Sekuriteit**	**Security**	
	AvH vra dat daar na kameras 12 en 13 gekyk moet word gedurende die volgende diens agv stotterende beelde.	AvH requests that cameras 12 and 13 be serviced during the next visit due to stuttering video frames. There are 4	**HR**

	Daar is 4 geroeste Wi- Fi antennas wat op 'n stadium vervang moet word aangesien dit nie goed lyk nie. Kameras 27 en 28 is aan 'n houtpaal gemonteer en dit blyk dat die paal baie beweeg tydens winderige dae en dit het tot gevolg dat die kamera skuif. WiMation sal dit ondersoek. Die geroeste antennas sal in die begroting vir die nuwe FY aangespreek word.	rusted Wi-Fi antennas that must be replaced at some stage as it is not looking very good. Cameras 27 and 28 are mounted on a wooden pole and it appears that the pole moves significantly during windy days, which causes the camera to shift. WiMation will investigate it. The rusted antennas will be addressed in the budget for the new FY.	
11	**Instandhouding & tuine**	**Maintenance and gardens**	
	Daar is baie plante wat nou swaar kry as gevolg van die droogte. Niks kan tans daaraan gedoen word nie. Komplimente word gegee aan EP en Killer wat ekstra moeite doen om water te voorsien aan die wilde diere deur verfpanne te gebruik.	There are many plants that are currently suffering due to the drought. Nothing can be done about it at present. Compliments are given to EP and Killer, who are making extra effort to provide water to the wild animals by using paint trays	**EP**
12	**Personeel**	**Staff**	
12.1	**Killer status**	**Killer status**	
	Geen nuwe inligting is beskikbaar nie.	No new information available.	
13	**Nuwe sake**	**New Matters**	
13.3	**Bome op gemeenskaplike eiendom**	**Trees on communal property**	
	In die vorige vergadering is 'n versoek ontvang dat die boom bo BR062 teruggesnoei word aangesien dit 'n negatiewe impak op die uitsig van die woning hoër op het. EP is versoek om ondersoek in te stel en met voorstelle na die Komitee terug te kom. Die boom is op die grens, en dit is nie duidelik aan wie die boom behoort nie. Die HOA is verantwoordelik vir die snoei of verwydering van enige bome op gemeenskaplike eiendom indien sulke bome skade aan infrastruktuur, privaat eiendom of enige ander steuring veroorsaak. EP is nie ten gunste van snoei of verwydering van die boom nie, alhoewel daaropvolgende insette van 'n deskundige van die Bewarea verkry is en gevind is dat hierdie tipe boom beduidende skade kan veroorsaak as gevolg van 'n wye wortelstelsel, en die betrokke boom is ook nie endemies aan hierdie gebied nie. Die boom is ook reeds uit vorm gesnoei om te verseker dat dit nie op die oprit van BR062 indring nie. Die deskundige het voorgestel dat dit meer as aanvaarbaar sou wees om die boom heeltemal te verwyder en dit met 'n meer endemiese plant te vervang.	In the previous meeting, a request was received that the tree above BR062 be pruned back as it is having a negative impact on the view of the residence higher up. EP was requested to investigate and come back to the Committee with suggestions. The tree is on the boundary, and it is not clear who the tree belongs to. The HOA is responsible for the pruning or removal of any trees situated on common property if such trees cause damage to infrastructure, private property, or any other interference. EP is not in favour of pruning or removing the tree even though subsequent input from an expert from the Conservancy was sourced and it was found that this type of tree can cause significant damage due to a wide root system and the tree in question is also not endemic to this area. The tree has also already been pruned out of shape to ensure it does not encroach on the driveway of BR062. The suggestion by the expert was that it would be more than acceptable to remove the tree completely and replace it with a more endemic plant.	

	Nog 'n boom is laer af in die groenstrook geïdentifiseer, net bokant BR096, wat die afgelope sewe jaar nie gegroei het nie en duidelik nie die wind kan hanteer nie. AvH het versoek dat dit ook verwyder word en hy sal dan 'n Fynbos (Tolbos) borg om in sy plek geplant te word. Die vergadering besluit dat albei bome eerder verwyder moet word om toekomstige skade aan plaveisel en ander infrastruktuur te voorkom, en dat beter geskikte struike gebruik moet word om die areas te vul wat deur die HOA of gewillige eienaars geborg kan word om die ruimtes te vul. Dit is ook net regverdig om ten minste te oorweeg om die boom te snoei, aangesien dit reeds aggressief gesnoei is om aan 'n ander eienaar se behoefte te voldoen. EP se teenstem word genotuleer.	Another tree has been identified lower down the green belt, just above BR096, that has not grown over the last seven years and can clearly not handle the wind. AvH requested that it also be removed and he will then sponsor a Fynbos (Conebush) to be planted in its place. The meeting decides that both trees should rather be removed to prevent future damage to paving and other infrastructure and better suited shrubs be used to fill in the areas which can be sponsored by the HOA or willing owners to fill in the spaces. It is also only fair to consider at least pruning the tree as it has been pruned aggressively already to suit the requirement of another owner. EP's vote against the proposal is noted.	
13.4	**Kommunikasie**	**Communication**	
	'n Versoek word gerig dat Trustees wat boodskappe op groepe plaas die intensie van die boodskappe mooi oorweeg voor plasing. Boodskappe moet sin maak vir die ontvangers daarvan om negatiewe reaksie te vermy en sinvolle terugvoer te verkry.	A request is made that Trustees posting messages on groups carefully consider the intention of their messages before posting. Messages should be meaningful and make sense to the recipients to avoid negative reactions and to obtain constructive feedback.	
13.5	**Waterbeperkings**	**Water restrictions**	
	Waterbeperkings is deur die Munisipalitiet in werking gestel. Nuwe tariewe kom dan in werking wat sal gebruik word om die koste van watergebruik te bepaal.	Water restrictions have been implemented by the Municipality. New tariffs are then implemented that will be used to determine the cost of usage.	
14	**Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.**	**Decisions between meetings made via Email/WhatsApp**	
14.1	**Werkers permitte**	**Workers Permits**	
	Geen nuwe aansoeke was ontvang nie.	No new applications were received.	
14.2	**Agente Induksies**	**Agent Inductions**	
	Geen nuwe aansoeke was ontvang nie.	No new applications were received.	
14.3	**Honde Registrasie**	**Registration of Dogs**	
	BR003 vir Desember vakansie – goedgekeur.	BR003 for December vacation – approved.	
14.4	**Bouplanne Goedgekeur**	**Building plans approved**	
	BR036 planne goedgekeur.	BR036 plans approved.	
14.5	**Algemeen**	**General**	
	Geen	None	
15	**Privaat aangeleenthede**	**Private Matters**	

	Nie vir publikasie	Not for publication	
16	**Datum van volgende vergadering**	**Date of next meeting**	
	Die volgende vergadering sal plaasvind op 18 March 2026 om 08:00. Die vergadering verdaag om 11:40	The next meeting will take place on 18 March 2026 at 08:00. The meeting adjourns at 11:40	
	Goedgekeur / Approved **2026/03/18** 		