

## 2022 CHAIRPERSON'S REPORT ELEVENTH ANNUAL GENERAL MEETING

### Overview

It is a privilege for the Trustees to report at the eleventh annual general meeting on the state of affairs of the Brandwacht aan Rivier ("**Estate**") Homeowners' Association ("**HOA**").

After 11 years since inception of the estate I believe that all would agree that we have a very well looked after Estate with top security. Security and maintenance remain our biggest priority and for your peace of mind no short cuts are ever taken when it comes to these matters. Thank you to Gary and his wonderful staff for maintaining the estate year in and year out to be a top class estate.

Thank you to the trustees for their hard work and dedication during the last year. The trustees are:

Stefan Crouse  
Jan Cilliers  
Pierre de Villiers  
Gordon Reid  
Fanie Neethling  
Holden Marshall

We are thankful for the contributions of our managing agent Trafalgar for their efforts in running the administration of the estate. Welcome to Cindy Laguma who is our new Portfolio Manager.

Also thanks to TV3 that ensure that the building regulations are adhered too. We know at times that can be frustrating for some members but we trust that you appreciate that the trustees and Gary rely heavily on their professional advice to keep the look and feel of the estate as intended.

The AGM will unfortunately again be over zoom this year but below just a short summary of the key issues pertaining to the estate:

### 1. Rehabilitation of the riverbed

#### Riverbed stabilization phase 1

The Trustee Committee is pleased to confirm that the riverbed stabilization has performed in terms of its design and no material new erosion has occurred over the past year.

The riverbed and any vulnerable sections are being closely monitored and addressed where needed.

### North bank erosion and stabilization repairs

The Trustee Committee is pleased to report that following ongoing engagement with Stellenbosch Municipality with regard to their responsibility to improve, repair and maintain the storm water runoff system from Brandwacht suburb (to our north) has been successful in that the Municipality has finally commenced with the first phase of their planned stormwater management obligations.

Unfortunately, the commencement of the next phases has been delayed as they have been advised that they need to amplify and extend the EIA report to include their scope of works. This process has commenced, however, may take up to 24 months to complete. We follow up regularly, to remind them of their obligation. The repairs are expected to prevent further deterioration of the North bank in these vulnerable areas.

Whilst the Municipality have confirmed that their specialist engineering firm (JG Africa Engineers) have completed their design solutions to the storm water along the North bank, the design has not as yet been shared with the Trustees.

The Municipality have reaffirmed that the repairs are earmarked as a high priority from their side and that sufficient funds have been allocated to implement the repairs as per their specialist engineer's design.

The Trustee Committee will continue to maintain pressure on the Municipality to ensure compliance with their undertakings.

Once the Municipal repairs have been affected the Trustee Committee together with our engineer will assess the north bank and undertake any remaining remedial and/or cosmetic repairs, which are expected to be executed within the specific existing budget allocation.

## **2. Security**

The Committee is pleased to confirm that there were no breaches or incidents in respect of the security of the Estate during the past year.

The security system software upgrade was successfully implemented to ensure that our security system operate optimally in accordance with the latest security design and standards.

The backup battery system and inverter were upgraded improve performance and to extend the operating life of the batteries during power outages. The battery system was replaced with another Lithium-Ion battery to the Invertor. This has been done to make sure that we have sufficient back-up power for up to 6 hours so that the electric fence, the cameras and other equipment remain fully operational. This to withstand several outages in any 24-hour cycle.

The access control system has also been upgraded both for visitors as well as staff and will continue to be monitored to ensure maximum security with the least inconvenience to members. The cameras are still in good condition and are monitored on a 24-hour basis not only by our staff but by an external monitoring company, Omnivision as well. Any alarms, even false alarms, are immediately communicated

between the two offices. An armed response unit also play a big part herein and will immediately respond when necessary.

The Committee reminds all residents that security remains the responsibility of all and appeals to all residents to remain vigilant and report any suspicious events.

### **3. Financial**

The Association's financial position is healthy. For more information, please refer to the audited financial statements.

Financial position:

The Associations reserves as at 28 February 2022 is R 1 726 845 which is pleasing and gives the estate a 6-month buffer in respect of operating costs. This is on the high side but with all the volatility in the world and pressures on inflation currently, this is a good position to be in. We will continue to monitor reserves and ensure that the estate continues to operate as the members require.

The operational loss for the year was (R113 973) mainly due to slightly higher maintenance costs than were budgeted for. The overspend was approved by the Trustees as the estate also received contributions from erf sales of R296 757 during the past financial year which placed the estate in a positive net financial position for the 2022 year.

Furthermore, we are pleased to report that the annual financial statements were audited and provided with an unqualified opinion that the financial statements fairly reflect the financial position of the Association.

The Association budgeted for a break-even position for the next financial year  
The monthly levy was increased by 4.5% from R1 922 to R2009 per member per month for the 2023 financial.

### **4. Outstanding Levies**

We are able to report that there are no outstanding levies, and the Trustees thank the owners for their responsibility towards the HOA. The long outstanding debtor was also collected after the property was sold. I would just like to add that our levy for the same number of erven on an estate is far less than that charged by comparable estates with the same or very similar security features.

### **5. Building Projects**

There are still 2 vacant erven in the estate and the penalty levy is being applied in respect of both. Furthermore, both erven are currently in the market and the hope is that these are sold and developed soon.

## **6. Other notable events**

- Unfortunately, one of our garden workers, Tulani, died at the end of last year. I want to thank all for contributions made to his family in a difficult time. The trustees also paid his last month salary, December bonus and any accrued leave to his family in support. A replacement was appointed
- Earlier in the year we communicated the possible installation of new circles to the fourth slot and eighth slot. Unfortunately, despite many requests speed remains an issue on the estate. Although the Trustee Committee tried various alternatives to stop speeding, we were left with no option but to commence work on the proposed traffic circles. Please keep children in mind when driving in the estate.
- The new paved Picnic area is a big attraction especially on warmer days. Please remember to contact Gary for bookings.
- All painting to the communal walls inside the Estate as well as outside as well as all the painting of all wooden infrastructure has been completed.
- Installation of a GSM system on our security fence to quicken response even further. A report is immediately received of the specific area if an alarm is being triggered.
- Most of the traffic signs especially those which indicate the applicable speed limit has been replaced
- the unsightly area outside the Estate where soil had been stored was cleaned up and levelled
- Want to thank the ladies who came up with the suggestion to change the working clothes of our gardeners
- Regarding the safety concern in respect of the traffic circles outside the Estate: Permission has already been granted to install teardrops that will prevent drivers from entering the circles incorrectly

Thanks again to all members for making the Estate such a great place to live. Please continue to make positive contributions to the Estate and let us know if you have any ideas.

**Stefan Crouse**

**Chairperson: Brandwacht aan Rivier HOA**