BRANDWACHT AAN RIVIER HOMEOWNERS ASSOCIATION

Minutes of the Annual General Meeting of the Association held at Stellenbosch Golf Club on 7 August 2025 at 18h00

Present: **Mr. Stefan Crouse** (Chairperson)
and all owners in person or by proxy as per the attendance register.

In attendance: Trafalgar Property Management
Managing Agent
Per
Anita de Wet – Portfolio Manager
Gary Bernhardt – Estate Manager

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1. WELCOME AND CONSTITUTION

The chairperson, Mr. Stefan Crouse, welcomed members to the 14th annual general meeting.

Notice was duly given to all members.

Notice of the meeting having been given in the prescribed manner and a quorum being present the Chairman declared the meeting properly convened and duly constituted.

2. MINUTES OF PREVIOUS ANNUAL GENERAL MEETING

The minutes of the previous Annual General Meeting, held on 30 July 2024 were taken as read and approved by the meeting.

3. TRUSTEES' REPORT

The trustee report was presented and the chairperson highlighted the following:

- Being the 14th annual general meeting, it was only the second in person meeting in some years. In person meetings give owners the opportunity to interact and engage.
- It was confirmed that the estate is in a great condition due to the exceptional work done by Gary and his team. Gary was thanked for his diligence and had work even during the difficult time experience recently.
- The following trustees resigned and will not be available for re-election:
  - Holden the security trustee decided to step down after 10 years. His contribution in the upgrading of the security system and dealing with the challenges especially after the 2 incidents are valued.
  - Jan will be retiring and also his contribution made a huge impact.

3.1 Security upgrade:

Paris from Independent Security Consultants gave an update on the security system and the reason for the failing thereof as well as the extent of the upgrade.

Deon Prinsloo raised his concern, as the owner that was impacted by the security breach, about the lack of maintenance. According to him the electric fence as well as 5 cameras was not working and therefore the fact that Paris mentioned the system was upgraded is not the correct information shared with owners. It was basic stuff that was not done. Furthermore, the upgrade is not the best of the best as claimed.

Paris responded by informing Deon that the risk has substantially been reduced with half of the new cameras being optical cameras and the other half thermal cameras. The fence was upgraded an integrated with the system with clear pictures monitored by security.

The terrain around the estate is difficult to clear but all weak spots has been identified and covered. Suggestions to replace the palisade with clear view fence was discussed. Even though the bars on the current fence can be bent clear view is expensive and is not fool proof.

The owners feel the security and access control is to relaxed and need to be looked into as well. It was noted that the security is not exclusively the responsibility of the estate but owners need to take some responsibility as well. Doors must be locked at night; burglar bars need to be installed and even beams around the properties can be an early warning sign.

After discussing the concerns raised by owners and receiving valuable suggestions it was decided to look into a phase 2. This will be based on a 1 million project and Paris was requested to do a proposal as to how the system can be further improved with this amount allocated. If required a special levy can be raised as long as the security is improved.

4. FINANCIAL STATEMENTS

Pierre De Villiers took the members through the financial report for the period ending 28 February 2025.

It was confirmed that the audit for Brandwacht was done by Theron du Plessis auditors with an unqualified opinion confirming the good financial position.

Excluding the contribution from erf sales and capital expenditure, the operational surplus for the year amounted to R18 920. The operational surplus was due to the income received from building penalties of R75 900, recoveries and interest exceeding what was budgeted for. The contributions of erf sales of R262 000 and existing reserves contributed to the security camera, boundary wall and paving to the amount of R574 178.

At 28 February 2025 the reserves amounted to R2 207 896. After year end the security upgrade was paid and funded through existing reserves. As a result, the reserves decreased to R993 017 at the end of June 2025.

After the sale of Erf 16108 the outstanding levies and the sales levy should increase to R1 519 369 which is equal to 5 times the monthly levy contribution. The trustees are aiming to have a reserve of between 3 and 5 times the monthly levies.

5. **APPOINTMENT OF AN AUDITOR**

Theron & Du Plessis was re-appointed as Auditors for the Association.

6. BUDGET

For the 2025/2026 financial the monthly levy was increased by 12.1% from R2 230 to R2,500 per member per month.

The higher than CPI inflation was due to increased security related cost including:

- Extending the external monitoring and maintenance contracts for the security cameras
- ISC inspections
- The appointment of a 3rd night guard

7. OTHER MATTERS AS PROVIDED BY THE CONSTITUTION OF THE ASSOCIATION

a. Number of Trustees

i. It was resolved that 6 Trustees be elected.

b. Election of Trustees

It was noted that a nomination was received from Trevor Baptiste.

The following members were elected to serve on the Trustee Committee:

Mr. Pierre De Villiers
Mr. Gordon Reid
Mr. Stefan Crouse
Mr. Trevor Baptiste
Mr. Danie Mare
Mr. Johan Hattingh

8. Other items as required by the Constitution

9.1 Approval of the schedules of common property and civil services infrastructure replacement values.

Our common area is insured for approximately R79 988 569.

9.2 Determination of the Domicilium Citandi et Executandi of the Association

The domicilium of the Brandwacht Aan Rivier Home Owners Association has been determined as:

c/o Trafalgar Property Management
Unit 12B M5 Park
Eastman Road
Maitland
7405

9. CLOSURE

The business of the meeting having been concluded the Chairman declared the meeting closed at 19h41.

DECLARED A TRUE RECORD OF THE PROCEEDINGS

_____ _____
CHAIRMAN **DATE**

Approved at the General Meeting of the Body Association held on _____ 20__

_____ _____
CHAIRMAN **DATE**

ATTENDANCE REGISTER: MEMBERS

HE Nel	Erf 16055
J Hattingh	Erf 16059
S Crouse	Erf 16067
DR Mare	Erf 16074
M Van Schalkwyk	Erf 16077
W C Van Der Merwe	Erf 16079
A Cilliers	Erf 16083
JJ Visagie	Erf 16084
Leftley D	Erf 16087
O Arndt	Erf 16090
P D le Grange	Erf 16094

M Joubert	Erf 16096
RD Neethling	Erf 16098
B W Senekal	Erf 16101
P De Villiers	Erf 16104
E J Toerien	Erf 16110
RW Morkel	Erf 16111
WBJ Prinsloo	Erf 16115
FDW du Toit	Erf 16118
HA Rossouw	Erf 16122
J Barkhuysen	Erf 16126
M Streak	Erf 16128
G Reid	Erf 16130
DJ Louw	Erf 16133
T Rust	Erf 16134
EI Garrod	Erf 16139
J Janse van Rensburg	Erf 16142
SM Farrell	Erf 16147
IM Crooks	Erf 16149
LJ Marnewick	Erf 16152
A Sinske	Erf 16153
J Louw	Erf 16156
H Marshall	Erf 16158
Ike Family trust	Erf 16159
Joal Prop Trust	Erf 16160
D Hynd	Erf 16161
GB Smuts	Erf 16162
T Baptiste	Erf 16163
E Verwey	Erf 16164
CT Malherbe	Erf 16165
DG Prinsloo	Erf 16166

PROXIES:

E Fullard	Erf 16073	in favour of	John Fullard
DW Moolman	Erf 16081	in favour of	The Chairperson
R van der Schyff	Erf 16093	in favour of	The Chairperson
J Roux	Erf 16088	in favour of	The Chairperson
Mr C Heys	Erf 16106	in favour of	The Chairman
E Henn	Erf 16133	in favour of	The Chairperson
I Saker	Erf 16145	in favour of	Holden Marshall
Augustus Capital	Erf 16150	in favour of	The Chairman
M Knoesen	Erf 16155	in favour of	Holden Marshall