



MODITLO
W I L D L I F E
E S T A T E

Moditlo Estate Home Owners Association NPC

Registration Nr: 2002/013524/08

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Minutes of a Board of Directors meeting held on 25 February 2022 at 13:00 at Moditlo Estate

1. **OPENING AND QUORUM:**

The meeting was declared open as due notice was given, and a quorum was present.

2. **ATTENDANCE AND APOLOGIES:**

George Brownlow (Chairperson)
Henry Verster (Vice-Chairperson)
Lorna Zoghby
Louise Worthington
Piet Scheepers
Bernard Koppes
Alan Hiatt
Pieter Janeke

ALSO IN ATTENDANCE:

Annelie Roets (Estate Manager)
Riaan Hugo (Operational Manager)
René Riekert (Administrative Assistant)

APOLOGIES:

None

3. **DECLARATION OF INTEREST:**

Pieter Janeke stated that himself and Bernard Koppes are in the process of buying the remainder of the Riversdale farm.

4. **ADDITIONAL ITEMS:**

a. **Protocols – Big 4/5 sightings (Henry Verster)**

Henry stated that the number of vehicles at sightings are becoming a problem, as at each sighting, there are more vehicles, which makes it difficult for other vehicles who try to pass on the roads and proposed that a set of guidelines be implemented for sightings, where it is stated that members should be limited to a certain time they spend at the sighting, to give other members also a chance to view the game, and the number of vehicles would not create a problem.

Louise then proposed that, when you are the first to arrive at a sighting, you call yourself in at the sighting and when you leave, the next person can call himself in at the sighting.

Pieter proposed that 2 vehicles of the lodges in the estate, and 2 vehicles of members, be allowed at a sighting, and when they leave the sighting, the next vehicles would then be allowed.

Annelie then stated that Louise should do a proposal which they could present at the SGM, to which Henry replied that they could do a trial run before the SGM, to see if the members agreed with this.

Piet then commented that it is his opinion that members would be resistant to change, as he was told by someone that, should he be the first member at a sighting, it was within his rights to spend as much time as he wanted at the sighting.

Alan requested that the protocol should mention that no posts of rhinos should be made public. Annelie commented that she does remove posts from the groups or on Facebook, that contains information or images of sensitive game, but that the problem is that there are private social groups between within the estate, that she does not have control over.

b. Gates (Lorna Zoghby)

Lorna proposed that the contractor's gate be moved to the resident's gate, as there is a lot of employees working inside the estate (for members or contractors), gathering, and loitering in front of the gate, and the contractor's gate is the first gate visitors will see when they enter, and it does not give a good impression of the estate. Should it be move to the resident's gate, that would also be a central point for the contractors to travel to the building sites.

Henry stated that he supports the proposal of a central gate but queried if it would be adequate for the vehicle that would be travelling through that gate.

Pieter stated that he is in favour of the proposal, as it was his opinion that the resident's gate is the biggest security risk for the estate, and commented that, should it be changed to a contractor's gate, a security officer should be posted at that gate.

c. Plan to introduce off grid solutions (Power/Water) (Louise Worthington)

Louise stated that new building projects should install solar system (old infrastructure) and harvest water (take pressure of the estate's system).

After a discussion ensued, the board agreed that they were in favour of solar, and Annelie stated that the proposal for the generator would be discussed at the AGM of 26 February 2022, and the discussion of solar / water harvesting would be discussed at the next SGM / AGM.

5. APPROVAL OF THE MINUTES OF THE PREVIOUS BOD MEETING – 22 OCTOBER 2021:

The minutes were presented, proposed, and approved by the meeting.

6. MATTERS ARISING:

a. AGM preparation discussion

1. Proposals

The board received the AGM pack and did not have any further queries.

2. Resolutions

The board received the AGM pack and did not have any further queries.

b. Rule breaches - feedback

- **Pet proposal**

Annelie commented that she had a query from a member regarding their pet, stating that they had a pet the time they purchased a stand in the estate, and the Pet proposal referred to existing pets, and not existing pets currently residing on the estate, and queried why they could not apply for the pet to be registered as they had the pet before the Pet proposal was enforced. Annelie then did inform her that the pets had to be registered and that there was a cut-off time for it, to which the member replied that they were under the impression that they could still apply according to the clause that read:

*“All requests to keep any animal outside the definition of pets must be made to the MEHOA for due consideration by the MEHOA’s Board of Directors, authority which may not **be unreasonably withheld.**”*

Annelie stated that this clause create confusion for the members. The member then proposed that owners who had pets before the Pet proposal was enforced, be allowed to keep their pets, and owners who purchased after, would not be allowed to keep pets, or that no pets should be allowed on the estate.

She stated that, should it be proposed that the rule be clarified and amended, it could not be done at the AGM, but would be tabled and voted at the next SGM / AGM.

- **Letter of demands**

Annelie stated that various letter of demands was distributed to members, objections were received, and management are attending to the matters.

c. Eiland Dam – feedback

Riaan stated that the status is that the environmental consultants notified them that Impact Study is required (costs approximately R160 000 – R170 000). The process is that it should be submitted to the Department of Water Affairs for approval, and only if approval was given, repair on the dam may commence.

George replied that it may be an option to look at a different site, as the report indicate that Eiland Dam may not be the best option, as the costs involved for repairing it could be a large amount.

Piet stated that the problem is not with the soil, but with the construction which was not done properly from the beginning.

Lorna then replied that the residents are more in favour of that dam, as the noise of the traffic was not as bad as at the other dams.

Annelie commented that, as this project were moved aside with about a year (while waiting for responses from the relevant authorities), when they drafted the budget, the water- and electrical

systems were prioritised, but they would be able to put funds aside for the Impact Study, should the members decide to proceed with the repair of Eiland Dam.

The board agreed that they could continue with the Impact Study but advised Riaan to propose the above to the members at the AGM and request them to vote should they agree or not.

d. Bush Clearing – feedback

Riaan stated that there were 3 teams busy with bush clearing, but one team decided to withdraw. He also commented that he received a query from members regarding the cutting of trees, but he wanted to clarify that it was only their perception, as the teams were not cutting trees but pruning the indigenous trees along the roads and hindering the traffic, and if it is close to infrastructures that might be damaged.

d. Roads – feedback

Riaan stated that construction of the gabions on Nyala Road was completed. The secondary road has all been scraped, but due to a delay and the roads being in a bad condition, all the damage could not be removed with a light grading, but the contractor attended to this, with just a slight implication in the fuel costs.

Henry commented that the grading at Bromvoël was not done properly, to which Riaan replied that it was because of the ditch and the water collection, and because of the ditch, the contractor grades the top layer into it, it made the topsoil loose. He replied that he would discuss it with the contractor and provide him with feedback.

George queried regarding Nyala Road that is too wide, to which Riaan replied that he will consult the Civils guidelines, but they were also pulling branches across to re-establish grass / bush. Pieter commented that a wide road was also the best fire break that you could have.

f. Water borehole – feedback

Riaan stated that he wanted to clarify that this was only the feedback he received on the testing of the boreholes in preparation for the water system upgrade. They are 5 existing boreholes, and 5 recently drilled boreholes, but they could only test 8 boreholes, as one was completely dry, and the other one caved in. The yielding certificates was received earlier in the week, and it showed that it delivered from 500 litres / hour to 11 000 litres / hour. A geo-hydrologist from Nelspruit was appointed to establish where possible breaks might be. They also had a look at the original developer's water plan, and concluded that, even with water supplied from Madrid, it would not be sufficient should the estate be developed to 80%. The next step would be a site survey and geo-technical report. Bernard queried to what the capacity is needed on a daily base now, to which Riaan replied that the municipal rules indicate 1500 litres / household / day.

Riaan further reported that the necessary maintenance was also done on the boreholes, and they have started borehole 5 again, and it was the 3rd strongest borehole on the estate.

Henry queried the size of the volume of pools on the estate, if it should be considered to make it smaller, to which Annelie replied that it would be better to gather the necessary information and reports, and then discuss it further should it be necessary.

g. Rehabilitation of Donga – R83/R84 – feedback

Annelie stated that she received a request from the owner of Riversdale 83 to arrange a meeting with some of the board members to discuss this matter, and her concern was that, should they

agree to a meeting, the HOA are admitting that the cost would be carried by the HOA. Lorna then stated that, should the board agree to a meeting, it should be made clear to the owner that it would not be admission of guilt. Pieter then replied that, rather try to solve the problem than escalate it, and maybe contribute towards the costs involved in repairing the donga. George then stated that the previous owner had to sell the stand at a loss because of the donga, and should the HOA carry the costs of repairing the donga, she would sue for the difference in the funds that they lost to which Pieter replied that, if the board prefer to not agree to contributing towards the costs, he will accept it. The board agreed that the reply to the owner should be that no meetings would be arranged before any response from LEDET was received.

7. **FINANCES:**

a. **AFS and Budget AGM**

Annelie stated that they prioritised smaller items, but also made provision for bigger projects, for example the infrastructure upgrade.

George queried regarding funds that was paid back to members, to which Annelie replied that it would be for levy refunds. When sellers of stands pay in advance for their clearance figures, it is levies that was paid in advance, that then needs to be refunded upon registration of the property to the new owner.

8. **NEXT MEETING:**

As there were no further items on the Agenda, the Chairperson thanked all in attendance and proceeded to close the meeting.