

BRIGADOON GOLF AND COUNTRY ESTATE HOME OWNERS ASSOCIATION

**MINUTES OF 1st GENERAL MEETING OF BRIGADOON HOME OWNERS ASSOCIATION
HELD 26 MARCH 2007 AT WIGWAM HOTEL, 17:30 PM**

In Attendance: Refer Official Signed Attendance Register

Chairman: Mr. Gerhard Vermaak

Minutes: Me. Lizelle Hattingh

Item	Agenda	Action required	Responsible & Comments	Date	Actions or Decisions
1	Welcome	The Chairman welcomed all at the 1 st official General Meeting of the Brigadoon HOA meeting and requested the attendees to sign the Attendance Register and Indemnification Document presented.	G Vermaak		Noted
2	Special Attendance	Mr. Christo Henderson - Auditor Mr. Francois van Wyk - Attorney (Van Velden - Duffey)	C Henderson F van Wyk		Noted Noted
3	Background	In order to initiate the proper management and maintenance of the estate upon transfer of ownership from the Developer to the respective new stand owners, the original Trustees effectively became the Directors of the new legal entity (Proprietary Limited). The new legal entity's name is in the Process of being changed to Brigadoon Golf and Country Estate (Pty) Ltd. The new Directors' first task was to convene and initiate the Brigadoon Golf and Country Estate Home Owners' Association (HOA).	G Vermaak		Approved
4.	Constitution	The Constitution of the HOA needs to be finalized as a matter of priority and all the attendees were urged to ensure that they obtain a copy of the Constitution by either accessing same on the estate's website www.brigadoon.co.za or by obtaining a copy of same from Van Velden -Duffey. Notes pertaining the discussion which ensued surrounding the nature and content of the Constitution: <ul style="list-style-type: none"> • It was requested that attention be given to the wording in the Constitution (or the lack thereof) regarding the subtleties surrounding the symbiotic relationship between the existing Hotel, the developing residential Estate, as well as the 'to-be-developed' Golf Club and associated amenities, especially in the event that the existing Hotel is sold. A request was made that the Developer (currently the Hotel Owner) consults/informs/discuss such intentions with the HOA. • The general feeling is that any sale of the Hotel and current associated infrastructure and possible future developments such as the proposed Golf Club should be in the spirit of and in keeping with the natural surroundings and should not negatively impact on the market value of the developing residential estate or the desirability to own land on the estate. • It was pointed out by the representing Attorney, Mr. Francois van Wyk that, legally, the Owner-Developer does not need the approval of the HOA or other interested and affected parties to sell the current property or not – but that the Developer and his representative would prepare a recommendation which can be discussed with the HOA and which may mitigate concerns in this regard. • The Constitution also deals with the date for Development and states that stand owners must build within two (2) years from date of transfer of property from developer to new stand owner. Refer agenda item 5. • SUBMISSION: Willem Loots as the Project Manager proposes that attendees have 21 days to peruse the Constitution and make the appropriate comments. 	W Loots	9 April	Approved

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5	Date for Development	<ul style="list-style-type: none"> Up to the date of this meeting the current enforcement of the Constitution ruling regarding the development date was relaxed as there were also certain unforeseen delays in terms of outstanding permissions etc. BUT in order to ensure that the Estate Development progresses to conclusion, and in fairness to current residents which have kept to the stipulations it is tabled at this meeting that this process needs to be expedited if the momentum is to kept and the Estate can stabilize into proper township i.t.o quality of living, property value, security compromised by on-site builders. Proposals of 6 months and 18 months were made. The general feeling was that 6 months may be too short and 18 too long). Mr. Francois van Wyk also referred to the specific wording in the Title Deed and Constitution. The emphasis is that while no undue delays should be tolerated, the time allowance should be fair and equitable – both to new residents building and to current residents. It was noted that the Title Deed wording cannot be unilaterally changed and that the Developer would have to be Requested to Approve any such time extension. <p>SUBMISSION:</p> <ul style="list-style-type: none"> Willem Loots (on behalf of Will Pretorius – Owner-Developer) will review the issue and propose a reasonable postponement on behalf of the Developer in terms of the Time Extension to Develop Stand issue. 	W Loots To propose	23 March	No Final Decision Reached
6	Levies Committee	<ul style="list-style-type: none"> A Sub-Committee was convened to discuss and prepare a submission regarding the proposed Levy structure. Such proposal must provide for the needs of home owners currently living on the estate and also for the general upkeep & maintenance of the Housing Estate, which includes "Sold" stands, not yet built on. The Levy structure should provide for items of expense such as the street-lights, 50% security, cleaning of streets and stands, and other services such as Auditors and Lawyers Fees. After deliberating the Levy Sub-committee decided to propose a levy of R350.00. It is furthermore proposed that the levy be imposed as soon as practicable (1 April or as soon as possible thereafter), and in accordance with the necessary legal requirements in terms of Notice Periods in terms of The Constitution (refer Agenda item 4). The R350.00 levy will be applicable to ALL stands irrespective of whether they belong to the Owner Developer or individual Owners. If the proposed levy of R350.00 is approved at this General Meeting, the necessary Bank Accounts need to be opened and the first levies will be payable as of 1 MAY 2007. The Bank Account will be opened at Standard Bank Rustenburg and all owners will be informed of the Account Number shortly. All HOA Members (Stand Owners) need to forward copies of their ID documents, addresses and contact numbers to forthwith. 	All	19 March	Approved
7	Website	<ul style="list-style-type: none"> Attendees were invited to create their own e-mails on the website so as to facilitate better communication. 	All		Noted
8	Golf Day & Golf Clubhouse	<ul style="list-style-type: none"> Mr. Will Pretorius gave feedback on an invitational Golf Day that was hosted on 3 March 2007. Some constructive comments were received from the players and are currently being implemented. It is intended that the 1st 9 holes be 'opened' for play by the end of April 2007. The Golf Course is 6,350 square metres and is a par 72. The plans to subdivide the stand set aside for the development of a stand-alone Golf Club establishment has been submitted to the Local Government /Municipality in April of 2006. After numerous follow-up meetings and written communications with the Authorities (especially after the recent suspensions and subsequent management changes at 			

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		<p>the local authorities) it has now been submitted to Mr. Pretorius that the Application File has been lost.</p> <ul style="list-style-type: none"> Hence, Mr. Pretorius apologizes for the delays in this regard but the matter is not in his control. He will now have to re-apply and initialize the total process from "scratch" with all the cost and time delays that entails. 	Developer	To be Advised	Noted
9.	Water	<ul style="list-style-type: none"> Concerns have been circulating regarding the current water supply at the locality of the development (include the Hotel, the Estate and possible further residential Developments). <u>Mr. Will Pretorius – current Owner-Developer presented some background and factual feedback regarding this issue:</u> <ol style="list-style-type: none"> A compulsory and comprehensive Environmental Impact Assessment (EIA) was carried out before the development was approved and included <i>inter alia</i> the water supply situation. The findings then, and which still holds true, were that there is enough sustainable water to carry both the Hotel and the Residential Estate in its fully developed state. It needs to be borne in mind that there is a modern and enclosed / closed circuit effluence Water Treatment Plant in operation – which water will be utilized for the <i>Golf Course</i>. However, should a new residential Estate (Phase II) be approved, the latter will need to be linked to a Rand Water Board (RWB) link before any approval for development will be granted. In preparation for the above or any catastrophic droughts or other events – the nearest RWB link-up is situated at the Rainbow Chickens operations. Mr. Will Pretorius – current Owner Developer has already purchased a quota of water ("Water in Pipeline") and secured a Water Supply Agreement with Rainbow Chickens in the event that it becomes prudent to link up to the RWB line. The pipeline Servitude has been secured. Such a link is fully capable of supplying the Estate but the Developer is not forced to link it up yet as <ol style="list-style-type: none"> It is not necessary and the cost associated with usage of RWB supplied water will then have to be accounted for in the levy structure. 			
9	Electricity Supply	<ul style="list-style-type: none"> A concern was raised regarding the frequency of power outages in the area. <u>Mr. Will Pretorius – current Owner-Developer presented some information regarding this issue:</u> <ul style="list-style-type: none"> While it is true that power outages are experienced in the area , these are beyond the Developer's control. The outages are the result of problems at the Kroondal Substation and needs to be taken up with Local Authorities and Eskom. Problems may be attributed to poor maintenance, failing to upgrade the infrastructure , overloading or a combination of all the above. A proposal was lodged to investigate the possibility to acquire a standby generator. Mr. Rudi Bingle volunteered to gather the necessary information regarding such and present same to the HOA 	W Pretorius		Noted
			Mr R Bingle to Investigate and submit to the HOA.		Noted
10	Security	<ul style="list-style-type: none"> Mr. Ian Pelser proposed that the HOA investigates the cost and viability of erecting electric fences on the Estate perimeter wall as additional security. <p>The suggestion was met favorably and Mr. Gordon Mee volunteered to investigate (costs, timing etc.) and submit to the HOA.</p>	Mr. Gordon Mee to investigate & Submit to HOA		

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11	General	<ul style="list-style-type: none">• A request was made that dwellings should strive to retain the initial uniformity of the initial spirit and ambience of designs.• A request was made that inappropriate sign boards at the entrance be removed and that the spelling errors (of the name Brigadoon) on some sign boards be corrected.			Noted Noted
12	Closing	<ul style="list-style-type: none">• There being no further matters raised the meeting was declared closed and the meeting was adjourned.			Meeting Closed

***** End Of Report *****