

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE HOME OWNERS ASSOCIATION OF  
BRIGADOON ESTATE THAT WAS HELD ON SATURDAY, 17 NOVEMBER 2018 AT 10:00  
AT THE WIGWAM HOTEL, REX ROAD, RUSTENBURG**

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**PRESENT:**

Unit 12 : The WJL Family Trust  
Unit 20 : R P Bingle  
Unit 22 : The J & A Residence Trust  
Unit 26 : Burhub Global Inv (Pty) Ltd  
Unit 27 : Burhub Global Inv (Pty) Ltd  
Unit 29 : GM Mogamisi  
Unit 32 : CM & CR van der Wal  
Unit 37 : RJ & S Dekker  
Unit 41 : GJ & C Vermeulen  
Unit 43 : Vanina Trust  
Unit 45 : G Mee  
Unit 47 : Gerhard Vermaak Familie Trust  
Unit 76 : TD Long  
Unit 79 : JI Britten  
Unit 91 : CJ & MK Bester  
Unit 92 : CJ Bester  
Unit 93 : Stenwill Trust  
Unit 111 : RP Bingle  
Unit 112 : Stenwill Trust  
Unit 130 : IJ & CA Delport  
C Cilliers - Proxy for Mzansi Wealth Fund (Pty) Ltd  
R Von Wielligh - Principal, Von Wielligh Property Management  
J Pieters - Portfolio Manager, Von Wielligh Property Management

**Proxies received:**

7, 51, 62, 63, 64, 77, 103, 113, 114, 115, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 131, 132, 133, 134, 137, 138, 139, 140, 142, 144, 145, 146, 148, 149, 150

**Apologies:**

HPB & C Breitenbach  
JW Lang  
LJ & N Lewis  
JJ & EE Henning  
L & S Richardson  
W & H Sharp

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**1. Welcoming:**

The Chairperson (Mr R Bingle) opened the meeting and welcomed everybody present.

**2. Establishment of Quorum:**

The Owners present together with proxies totalled **FIFTY SIX (56)** which constituted a quorum and met the requirements of the meeting to commence and decision making to be legal and binding.

**3. Approval of Minutes of Previous Meeting:**

The minutes of the Annual General Meeting held on **11 November 2017** were tabled, accepted as read and approved by the meeting.

#### **4. Chairperson's Report:**

##### **4.1 Acknowledgements:**

The Chairperson expressed his gratitude to the Trustees and said he valued their support over the past year and for bringing the necessary experience and skill to improve estate living. The positive attitude of Mzansi Wealth to engage in matters of mutual interest was welcome and fitting. The Managing Agent's ability to continuously and successfully adapt as a service provider was appreciated. The Home Owners were thanked for entrusting the committee with leadership of Brigadoon Estate.

##### **4.2 Security:**

Access control remains problematic. Additional access cards have been ordered for households that need more than two cards. The Chairperson appealed to everybody to use the cards and not demand from Security to open when they see the vehicle arriving. The system is not perfect and further review is required to improve the access control. There are financial constraints at the moment to accommodate new technology available but at least weighing all the options will ensure we make an informed decision going forward.

With the amount of new build inside and around the Estate proper sign *in-* and *-out* as well as frequent patrols are required by Security during working hours. The control at the moment is lacking and will be addressed with immediate effect.

By means of a slide show the Chairperson explained what security measures are in place for the Estate and Wigwam as a whole.

##### **4.3 Infrastructure:**

By means of a slide show the water reticulation system was explained with the aim for households to understand that water storage capacity is limited and that water should be used sparingly when power interruptions occur.

The existing installation does not provide adequate flexibility to carry out scheduled maintenance; hence additional storage facilities are on the radar.

The growth in consumption is in synch with new build and equipping of an additional borehole is suggested to accelerate incoming water supply, going forward.

##### **4.4 Emergency power:**

With the number of power interruptions being experienced it is important to uphold security measures, water supply etc. that is outside the control of the individual household.

The emergency generator at the main gate supply power to the main gate area, cameras, perimeter lights and detection, street lights and one borehole pump. Due to starting arrangement of sewerage pumps it is not possible to connect directly to emergency power. Further investigation is required before reinstating onto generator supply.

The generator has started 155 times and ran for a total of 267 hours. The fuel cost is now roughly R800 per month and we can expect increases going forward.

##### **4.5 Road:**

Road maintenance is currently on hold due to capital requirements. The new build will certainly accelerate deterioration and we continuously monitor certain areas that are a concern.

##### **4.6 New Build:**

With the number of houses being built it is important that we maintain a high standard in terms of site tidiness, deliveries, toilet facilities, working hours and fencing.

There is a set of rules that the contractor must comply with at all times when working on site and a number of committee members are available to assist the contractor with issues that

might surface.

At present there are six houses being built inside the Estate and an increase in activity is envisaged to potentially grow the number to twenty in the year ahead.

The development at the Senior Village is ongoing and thirteen units will be ready by end of December 2018 for occupation and transfer. For the year ahead, a further 17 units are on the radar.

## **5. Special Matters:**

### **5.1 Rates and Taxes:**

The Chairperson informed the meeting that a special rate has been introduced for certain areas and that Brigadoon Estate feature on the list. Home Owners should check their statements for a 25% rebate on municipal charges, effective from 1 August 2018.

### **5.2 Speeding:**

There have been numerous requests and briefs to caution road users on speeding inside the Estate. We see some improvement but it remains a concern. The cameras are able to assist to some extent and the involvement of individuals with children enforcing the restricted speed limit is appreciated.

### **5.3 Dumping of Rubble:**

Dumping of rubble into the pit on the Estate perimeter is prohibited. Contractors must arrange for skips to remove rubble. The Chairperson shared a slide with the meeting, indicating how neat and tidy the renovation of the offices at main gate was carried out and at very little extra cost for the skip.

### **5.4 Fire Emergency Preparedness:**

A discussion ensued on the readiness of the Estate to deal with fire emergency. It was noted that the fire hydrants is almost due for scheduled maintenance and service and that a fully equipped fire trailer is not readily available on site.

It was explained that the Rustenburg Fire Service must assist when major fires occur. There are also knowledgeable and trained people in the neighbouring area to assist in this regard.

The committee to investigate how the availability of water and pressure can be guaranteed in the existing water network when fires occur and power is interrupted. Also, the procurement of additional boxes complete with hoses and couplers is suggested at strategic points.

## **6. Consider Annual Financial Statements:**

The audited financial statements for the year ended **28 February 2018** were presented to and accepted by the meeting.

## **7. Approve Budget for the ensuing financial year:**

A draft budget was presented. The Chairperson suggested a R100 increase in the monthly levy to cover unforeseen expenditure. After deliberation the meeting approved a **R1 300** per month levy effective from **1 February 2019**.

## **8. Appointment of Auditors:**

The meeting authorised that **DE VAN STADEN AUDITORS** may be appointed as auditors for the ensuing financial year.

## **9. Directors:**

### **9.1 Determination of number of Directors:**

The number of Directors was determined at **9** persons.

**9.2 Election of Directors:**

One new member was elected:

- Z Engelbrecht – Mzansi Wealth Property Fund (Pty) Ltd.

**10. New matters:**

**10.1 Toilet facilities:**

There was a request for the committee to consider the building of toilet facilities central to the Estate, for practical reasons.

**10.2 New offices:**

A Sales Office has been established at the main gate. The other section of the building under construction at the main gate area is reserved for HOA and Mzansi Wealth Administration offices.

**11. Adjournment:**

With no more matters for discussion, the meeting adjourned.

Signed at RUSTENBURG on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
MANAGING AGENT