

AQUAVISTA HOME OWNERS ASSOCIATION (RF) NPC

REG NO. 2001/019065/08

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MAY 2024

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BOARD OF DIRECTORS:

Azad Laher
Martin Wagstaff
Josef Swanepoel
Jan Serfontein
Hennie Boshoff

Henri du Toit – Executive Manager.
Johannes Landman- Estate Manager
Kobus Wilke – Maintenance Manager
Marlene Holder - Secretary

1. DIRECTORS NOTE:

The Board is presently structured as follows and the HOA welcomes all the New Board Members:

- a.) Azad Laher – Chairman of the Board.
- b.) M. Wagstaff.
- c.) JF. Swanepoel – New.
- d.) JL. Serfontein – New.
- e.) HC. Boshoff – New.

Editors – Henri du Toit (Executive Manager) & Marlene Holder (Secretary)

2. APPROVAL OF FINES AND PENALTIES.

All members of the AGM unanimously voted that the fines and penalties in the Conduct Rules should be increased as follows:

1st Offence R1000,
2nd Offence R2000 and;
3rd Offence R3000

The following fines will remain the same:

Tampering with the internal electrical reticulation or prepaid electrical meters (R10, 000.00 + repair costs).

Stealing/Tampering with water meters = R5, 000.00 + repair costs.

3. OPEN SERVE.

The installation of fibre should now be finalised and members received time until 15 May 2024 to submit any complaints.

As soon as the HOA receives more information regarding how to connect to the fibre, members will be informed accordingly.

4. HYACINTH CRISIS.

Notification 02/2024 was emailed to all members on 08 May 2024 and is again attached for information purposes.

Paddy Waller of BCF was present at a Board Meeting held on 10 May 2024 for an update on the Hyacinth. The HOA will add additional tanks to our tunnels to increase the capacity of our bug production.

Additional financial resources will also be made available to the BCF by Aqua Vista to assist them with their sub-lethal drone spraying.

Also a special word of appreciation to **Hennie Boshoff, Owen Nelson** and the members who are assisting them to address this scourge.

5. ENTRANCE GATE DRAWINGS.

The entrance space cannot at this stage be widened as envisaged to accommodate additional lanes because of subdivision and consolidation problems presently being experienced.

We cannot move the gate inwards this will encroach on the property of Erf 1/26 where 14 houses are to be built.

An upgrade of the entrance will:

- Improve the appearance thereof.
- Protect Security guards from the elements.
- Make it possible to accommodate the Security Manager and his staff in a new and improved facility.
- Facilitate additional vehicle lanes.
- Improve ingress/egress of pedestrians.

A layout plan indicating the proposed alterations to the entrance gate is attached.

Members will be kept abreast of all other developments.

6. INTEREST ON ARREAR ACCOUNTS.

The Board decided at a Board Meeting dated 14 November 2023 that interest will be applicable on arrear accounts that are in arrears for 60 days or more.

8% Interest will be applicable from the June 2024 accounts. We urge members to pay their arrear levies to avoid interest on their accounts.

7. EXECUTIVE MANAGER.

The appointment of Mr. HB du Toit as Executive Manager was approved at both a Directors Meeting and an AGM. See extracts from these minutes below:

- a.) *Extract from the Minutes of a Board Meeting held on 19/03/2020:
Clause 7 Appointment of Mr. HB du Toit as Executive Manager of the Aqua Vista Home Owners Association.*

Certain of the following matters require urgent attention by a dedicated person with specialized and institutional knowledge of the Aqua Vista development.

7.1 Electricity outsourcing.

7.2 Water Purification and Tariffs.

7.3 Promulgation of Township & Zoning in Provincial Gazette and matters relevant thereto such as engineering and other services.

HdT and JL are recused from their attendance at the meeting. After a detailed discussion the majority of Board Members approve the appointment. Contractual details of the appointment which will be reduced to writing. Contract to be finalized so as to promote the best interest of the HOA.

The Board expresses its thanks to HdT for his continuous efforts to promote the interests of the HOA.

- b.) *Extract from the Minutes of an AGM held on 16/11/2021:
Clause 4 Executive Manager:*

Due to the growth of the estate, and the subsequent increase in duties and responsibilities of the Executive Manager, the position of Executive Manager necessitated a full-time appointment. Consequently, HdT was appointed by the Board of Directors as Executive Manager to deal with the duties and responsibilities associated with the position as well as certain pressing issues requiring urgent attention. He (HdT) was recused from attendance at the Board meeting when his appointment was considered and the decision to appoint HdT was taken in his absence. A proper written contract was entered into between the Board and the Executive Manager specifying the duties and responsibility of the incumbent which agreement is available at the HOA offices for perusal. The appointment of HdT as Executive Manager by the Board was in the best interest of the Association and its members.

c.)

He at no stage requested to be appointed as Executive Manager nor was he present when the decision was taken. The appointment is effective from 01 April 2020 and constitutes an independent service provider arrangement with the Association and does not create an employer/employee relationship. Mr. du Toit's institutional knowledge of the development is indispensable and he is at present playing an important role to resolve matters such as the rezoning of certain properties, bulk services contributions, workers accommodation and numerous other problems.

8. DUTIES AND RESPONSIBILITIES.

A comprehensive list of duties and responsibilities of contractors and employees are attached.

Contractors do not have fixed working hours and employees work from 08:00 – 16:00 (Monday to Friday) depending on the work they do.

9. ATTORNEYS.

We have been utilising the services of Ramsay, Wessel & Baloyi of Pretoria for approximately 10 years. They are presently dealing with numerous pending matters and a copy of an email dated 09/05/2024 received from them is attached. This email explains the procedure that is followed between the office and the Attorneys to discount certain arrear levies in order to facilitate the sale in execution of the properties and recoup any losses. We have achieved outstanding and positive monetary results since the implementation of this process.

During the period 15/03/22 to 10/02/2023 our discounting and/or writing off of overdue levies has resulted in a surplus amount of R1, 116 054.00 received. See calculation below:

Date	Erf No	Credit Note Number	Credit Note Amount	Amount Received
15/03/2022	47/24	IC101405	R35 935,95	R52 900,00
29/06/2022	119/26	IC101426	R100 407,11	R104 000,00
12/07/2022	186/26	IC101428	R136 143,51	R132 215,00
25/07/2022	116/26	IC101430	R29 506,40	R71 950,00
22/07/2022	46/26	IC101431	R249 139,03	R121 000,00
17/08/2022	53/24	IC101443	R160 729,69	R235 455,00
14/10/2022	60/24	IC101446	R240 430,90	R236 672,00
10/02/2023	8/24	IC101462	R154 340,25	R161 862,00
TOTAL			R1 106 632,84	R1 116 054,00

During the period 04/07/2023 to 25/01/2024 our discounting and/or writing off of overdue levies has resulted in a surplus amount of R861, 067.05 received. See calculation below:

Date	Erf No	Credit Note Number	Credit Note Amount	Amount Received
04/07/2023	17/24	IC101483	R221 294,51	R225 190,00
22/08/2023	194/26	IC101494	R34 971,56	R174 000,00
07/09/2023	91/26	IC101495	R84 297,61	R250 000,00
25/01/2024	117/26	IC101527	R211 000,00	R211 877,05
TOTAL			R551 563,68	R861 067,05

10. GENERAL INDEMNIFICATION.

Clause 36.4 of the MOI:

“Each Member shall be responsible for the supply of adequate and proper security to his Property within the Aquavista Development and to procure the safety and well being of all persons (including family, guests and workers) allowed by him to enter the Aquavista Development.”

Friendly Aqua Vista Greeting,
HOA Team

Directors: A Laher, MD Wagstaff, JF Swanepoel, JL Serfontein, HC Boshoff