

# AQUAVISTA HOME OWNERS ASSOCIATION (RF) NPC

REG NO. 2001/019065/08

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**AUGUST 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

**Newsletter Editors – Henri du Toit**  
**(Executive Manager)**

**&**  
**Marlene Holder (Secretary)**

## **1. DIRECTORS NOTE:**

A WhatsApp group (**Aquavista Info Group**) was created by the Directors to provide members with information. Only admin will be able to post on this group and members will not be able to reply.

## **2. FEEDBACK ON HYACINTH.**

Currently there are two projects Hennie Boshoff and the Hyacinth team are busy with:

- Moving the cable system in the dam.
- Building of a harvester.

The HOA will contribute R160, 000.00 of the special levies raised by member towards the building of a harvester. Additional contributions have been donated by certain members.

The use of bugs is effective to control the hyacinth, but the dead plants still have be removed from the dam which is of course problematic and extremely expensive.

## **3. AMENDMENTS TO THE MOI.**

Amendments to the MOI are presently under consideration and members will be informed of a date for a special meeting for the approval thereof.

## **4. HOA ATTORNEYS.**

The HOA Attorneys (Ramsay Wessel & Baloyi) were investigated by the Board as requested by members at the previous AGM.

The Board is satisfied with their work and progress on the arrear levies and the HOA Attorneys will remain the same.

## **5. BUDGET 2024/2025 - INCREASES.**

The 2024/2025 Budget as approved by the Directors were sent out to all members for information purposes. Increases will be applicable from the next accounts as follows:

<b><u>Levies</u></b>			<b><u>Increase 8%</u></b>
Normal Levies:	R2, 320.00	-	R2, 500.00
The Court & Terrace Levies:	R1, 170.00	-	R1, 260.00
Consolidated Levies:	R3, 480.00	-	R3, 750.00
Boat Locker Levies:	R225.00	-	R240.00

**Hyacinth Special Levy: Will remain the same.**

Sewage (The Court & Terrace):	R530.00	-	R570.00
Sewage (Waterfront):	R900.00	-	R970.00
Jetty Barge Rentals:	R160.00	-	R170.00

Water – Tshwane Rates Applicable.

Electricity – Prepaid (Impact Meters).

Clubhouse Rentals and the penalty levies for empty stands and half-built houses will remain the same.

**Please take note of the “To Do List” at end of the Budget – ClearVue (R2M) to be prioritised and installation will commence within the next month or two.**

## **6. OCCUPATIONAL HEALTH & SAFETY.**

All members with construction sites need to have a safety file and must comply with the necessary Health and Safety requirements and pay the necessary fees applicable. Contravening any of these rules can lead to penalties and the site being closed.

For any uncertainties, please contact Paul de Beer from Universality:

### **Contact Details:**

Paul de Beer

Universality Health Safety and Environmental Law

Email: [paul@universalitysa.com](mailto:paul@universalitysa.com)

Cell: 082 772 0318

## **7. PADEL COURTS.**

*The Board is investigating the erection of a padel court inside the Estate which has in principle been approved.*

*Many different alternatives were considered in the past, but the padel seems to be very popular. Members will be updated accordingly.*

## **8. SECURITY CHECKS.**

*Domestics and Gardeners leaving the Estate with items of value must provide security with a signed letter or carbon book copy (purchased by member – available at the office for R80 per book) specifying the item.*

## **9. TO DO LIST.**

*To do List (To be prioritised by the Board):*

- ClearVue = ±R2.2M
- Padel Court = ±R1M
- Entrance Upgrade = ±R2M
- Balustrades (Waterfront Jetties – as required by Insurance) = ±R300K
- Main Transformer (Palisade + Paving as required by Insurance) = ±R150K
- Workers Accommodation at Boat Lockers = ±R150K

*Friendly Aqua Vista Greeting,  
HOA Team*