



NOTES AND COMMENTS FROM THE OPEN FORUM HELD ON 6TH FEBRUARY 2020

Arnold Bell (Trustee Chairperson) opened the forum:

- The purpose of the Open Forum is to discuss any questions raised subsequent to the Annual Financial Statements being posted on the website
- Reach consensus and conclusion
- Everyone has their own opinion, we need to respect each other's opinion
- The Auditor, Gerrit van Rhyn (Exceed) is present

Rob Francois (Trustee Vice Chairperson):

- The Auditor's will not be present at the S.G.M. scheduled for the 20th February 2020

Breda Vlok:

Are you comfortable with the finances for the year, with specific reference to the Reserve Fund?

Arnold Bell:

The Reserve Fund is not currently being replenished:

- HOA is being constrained as a result of WineCo's cashflow
- Not to be utilised to fund running expenses
- Money has gone back into the Reserve Fund, however money is also going out

Breda Vlok:

Does WineCo owe HOA money?

WineCo seems to be running on it's own steam!

(See Financials – WineCo loan +- R1.9M)

Arnold Bell:

HOA needs to provide a winery for WineCo

WineCo agreed that 50% of the Wine allocation of ± R1M will be used to offset the loan

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Breda Vlok:

Asking the question as this will implicate the levy increase determined at the A.G.M. to be held in May 2020

Francois Smuts:

Signage at the dam "Keep to the pathway", is not practical with kid's bikes over the bridge

Is it necessary to restrict usage to other resident's?

Option to rent the common land to the Homeowner if residents are being restricted

Recommendation: Remove the signs

Tobie Esterhuyzen:

The sign is to encourage resident's to use the pathway, not restrict residents

Breda Vlok:

Gardening on common property should not be permitted

HOA should remove the sign

Awie Papenfus (not present but submitted via email):

Backup power requirement for the winery. When and How will this be done?

There is a requirement for backup power for the cellar – specifications are being investigated (Arnold Bell)

Arnold Bell:

The Trustees attended a solar power presentation which would push surplus power back into the Estate grid

Homeowner's would have a smart meter which would translate into Rand savings

Nigel Baker:

To meet with Tobie Esterhuyzen as his area of expertise is energy measurement and can provide advice and guidance

Unit 1, Croydon Vineyard Estate, Somerset West, 7130

Tel: (021) 843-3610 Fax: (021) 843-3609

admin@croydon-estate.co.za

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Wilma Bruynsteen:

Levy statements: payments not reflected
water & effluent readings not correct

Tobie Esterhuyzen:

Square Peg Consulting converted Pastel to Xero from the 1st June 2019, however were only contracted from the 1st October

HOA/WineCo is a complicated combination which has created teething problems

A request has been made to SPC to reflect a 2 month levy statement for clarity

After 6 months SPC will be re-evaluated and a decision will be made whether to continue outsourcing

Nigel Baker:

Can we not look at improving our Visitor Access Management (scanning licence disc & driver's licence/pin codes)?

Tobie Esterhuyzen:

Costings were done last year, however it is expensive

Croydon Vineyard however, is one of the only Estate's that is incident free

Trevor Alexander (Security Supervisor) is currently working with the infrastructure available

That said, Security personnel still suffer abuse from Resident's

Breda Vlok:

Short term rentals – 3 that he is aware of in Pisces Lane alone

We are all responsible for security and to be vigilant

Are we a Residential or Lifestyle Estate?

Arnold Bell:

The Trustees have already implemented restrictions/reductions in functions from a visitor access perspective

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Leo Bender:

HOA/WineCo to be streamlined

Trustees reviewing the benefit of WineCo as a whole / viability to be assessed

Elaine:

WineCo financials to be presented at a separate AGM?

Does WineCo have a different Auditor to HOA?

Rob Francois:

WineCo & HOA Financials are not Consolidated

Elaine Harris:

How can WineCo and HOA work independently?

Tobie Esterhuyzen:

Has asked Chris Graham if the WineCo financials can be circulated

WineCo will be re-assessed at the end of May with regard the way forward

Breda Vlok:

Reckless wastage regarding Landscaping : planting and not maintaining regarding weeding and watering

Trees that have been topped have regrown to the same height as the trees that weren't topped

Topping trees stimulates root growth

Elaine Harris:

Thank you for the replanting of the berm

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Arnold Bell:

Expenditure has been curtailed regarding Landscaping

A meeting has been held with an Arborist and the Trustees are waiting for the report/proposal regarding a long term plan for the trees

- Poplar trees – some will stay and some will go
- Surface water attracts upward growth of roots
- Root system is 20% bigger than the canopy

Martynet Marais:

The trees that are removed, can they not be replanted on the common areas where the roots will have little to no impact?

Elaine Harris:

Can a dog 'free run' area be identified and implemented?

Tobie Esterhuyzen:

Leash free zone is being reviewed currently

Mike Webb:

Request a short term rental review with security measures/risks/breaches taken into consideration

Impact on those who don't live permanently in South Africa

Recommendation: Take to AGM to vote