



HOME OWNERS ASSOCIATION

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5 October 2021

Dear Owners and Residents,

COMMUNICATION TO OWNERS AND RESIDENTS – 5 October 2021

1. Proposed amendments to the Constitution

One of the objectives of this year's Executive Committee was to revisit our Constitution and, where necessary, make amendments to address some interpretative uncertainties in the document, or to delete aspects thereof that are no longer relevant or applicable.

Through consultation with previous chairpersons and the developer, a version of the amended Constitution was prepared for wider circulation to owners. Thank you to those who participated in this process so far for your constructive and helpful contributions. This version is enclosed in this correspondence. For the sake of comparison, the current Constitution approved by the Mosselbay Municipality is also enclosed.

All owners are invited to submit any comments and suggestions to the Committee on or before 31 October 2021. On receipt of any further comments, the Committee will prepare a final draft of the Constitution which will be presented to the Annual General Meeting in December for approval. The proposed amendment of the Constitution requires a majority vote of at least 75% of members present or represented at the meeting, as well as the consent of the Mosselbay Municipality and the developer. In this regard, we have already had discussions with our managing agent, StatusMark, to facilitate this vote and the independent audit thereof.

2. Special resolutions to be tabled at the 2021 AGM

In addition to the proposed amendments to the Constitution annexed hereto, the Committee received requests from certain owners to facilitate a vote on two further separate special resolutions at the AGM. Although these proposed resolutions also constitute amendments to our Constitution, it was decided not to include it in the enclosed draft, but to treat them as separate resolutions due to it being more contentious in nature. The first resolution concerns an amendment to the Constitution to allow for the keeping of pets. The second resolution is a proposal to limit the number of proxies per member at general meetings. Both these resolutions will similarly require a majority vote of at least 75%.

As soon as the Committee has had the opportunity to properly engage with the owners proposing these resolutions, we will determine the manner in which these proposals can be facilitated at the AGM and inform all residents thereof.

Home Owners Association Executive Committee Members

Jaco Lötter(Chairperson), Raoul Hodges(Finance) , Pieter Smit (Aesthetics, Architectural Guidelines)
Mark Bowden (Environmental, Fire Control, Security), Kobus Steyn (Estate Maintenance)

Members who would like to have any other matters considered at the AGM by way of special resolutions, or otherwise, are invited to communicate with the Committee timeously.

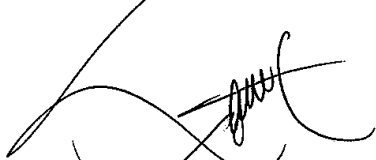
3. 2021 AGM

Due to uncertainty regarding the future holding of meetings in person, the Committee is giving consideration to the holding of the 2021 AGM electronically, in total or in part. We were informed by StatusMark that conducting the AGM and the voting on an electronic platform is possible and is becoming more prevalent and common. We believe that many owners are becoming increasingly used to electronic meetings and to arrange it as such will afford more members the opportunity to participate directly, as well as mitigate against any last-minute amendments to Regulations under the Disaster Management Act. As soon as these arrangements are finalised, owners will be appropriately notified thereof.

4. Informal discussion with residents

The first informal discussion took place electronically on 23 September 2021. Although a small beginning, we have received only positive feed-back from those who attended. We hope to have at least one more session before the AGM this year and residents are invited to make use of the opportunity to participate. Thank you also to Mr Pieter Maritz who proposed these discussions. We hope that future Committees will use this means to regularly engage with residents between AGM's.

Kind regards,



THE EXECUTIVE COMMITTEE
NAUTILUS BAY COASTAL RESERVE
Per: PJ Lötter (Chairman)