

Dear Owners and Residents,

COMMUNICATION TO OWNERS AND RESIDENTS – JANUARY 2017

The Executive Committee of 2017 wishes all our owners and residents the very best for 2017. We trust that you had a wonderful festive season and are well rested and motivated for the challenges of the new year.

At the first meeting of the Exco held at Nautilus Bay on 3 January 2017, Jaco Lötter was elected as chairman for 2017. You are invited to address any communication to him directly at jaco@tonkinclacey.co.za, or through the managing agents, Status Mark.

The general communication between Exco and owners was identified as an area which should be improved this year. We are grateful for the initiative taken to establish the WhatsApp group which we believe has already made a positive impact in the sharing of general information and news in our community. Everyone is invited to make use of this forum, in addition to raising any issue formally with the managing agent, with any member of the Exco, or with Anton Van der Westhuizen, our estate manager.

We also believe that our website needs to be updated and refreshed this year. Renè Shear has been tasked to attend to this and a lot of work has already been done in this regard. Any contributions, photographs, interesting facts and information from owners will be appreciated.

All relevant documentation pertaining to our estate will in due course be published on our website for public information. As discussed at the Annual General Meeting, we have consulted an environmental consultant to draft our Environmental Management Plan which is long overdue. This document will be circulated to all owners shortly and you are invited to let us have your comments for consideration by the Exco and the consultant before we finalise it.

At our 2016 Annual General Meeting, it was resolved that the Exco should revisit Anton Van der Westhuizen's terms of employment and his duties as estate manager. The Exco had a very fruitful and frank discussion with Anton on 4 January 2017 in this regard. From this discussion, it became evident that there does not seem to be a clear distinction between Anton's duties as estate manager and certain tasks that he is asked to perform on behalf of certain owners, seemingly in his personal capacity. It is therefore necessary to reiterate that Anton is employed by the Home Owners Association with the specific function to manage the estate on behalf of the Association. As such, his duties are focused on managing the common property and matters of common interest to all owners. Conversely, owners remain responsible for the maintenance of their own properties and to manage their own affairs insofar as their individual properties are concerned. One area of concern which was identified, is the transportation of domestic workers by Anton with the Association's vehicle. This practice poses a legal risk to the Association, as well as to Anton in his personal capacity, which risks the Exco is of the firm opinion neither should be expected to assume. It was consequently resolved, and implemented with immediate effect, that no domestic workers are to be transported by the Association's employee(s) or in the Association's vehicle. Owners are reminded that it is a specific condition of Anton's employment that he applies himself exclusively to his duties towards the Association during his working hours.

As you are aware, the contractor appointed to remove the invasive plants on the reserve has commenced work for the year. Particular attention was given to the security concerns regarding this activity. In particular, they are not allowed on the estate outside of the contractors' working hours in respect of week days (06h00-18h00) and in particular not allowed on week-ends. Anton and Johann van Deventer are closely monitoring these activities to ensure compliance.

Lastly, we would like to encourage all owners to recycle their domestic refuse by separating refuse before it is collected. Anton will send out more details of this to all owners and everyone is kindly requested to participate in this initiative and raise the eco-friendly profile of Nautilus Bay.

Kind regards,

THE EXECUTICE COMMITTEE

NAUTILUS BAY COATAL RESERVE