



HOME OWNERS ASSOCIATION

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6 November 2024

Dear Owners and Residents,

CORRESPONDENCE TO OWNERS AND RESIDENTS – 6 NOVEMBER 2024

1. Conservation levy

In our correspondence of 28 May 2024, we have requested all owners to submit current building plans approved by the aesthetic committee and the municipality for the accurate calculation of the conservation levies. In addition, owners were also requested to submit to the aesthetic committee the 'Declaration by Owner' annexed to the Guidelines for Conservation Levy as Appendix 2.

We have aimed to have this process completed by 30 November 2024 and owners are kindly requested to submit outstanding plans and declarations by this date or inform the aesthetic committee of any delays experienced. The committee will conduct an audit of all plans by the end of the month and contact owners with outstanding plans to assist where possible. Please note that the Guidelines for Conservation Levy are enforceable in the same manner as other rules, and we request affected owners to afford this matter the necessary attention to finalise this issue.

2. Contractors' closure

As previously reported in our security update of 16 September 2024, the reserve will be closed for building contractors from Friday 13 December 2024 (last day) to Monday 6 January 2025. Affected owners are kindly requested to inform their contractors accordingly.

3. 2024 Annual General Meeting

The 2024 Annual General Meeting will be held on Friday 20 December 2024. Due to the availability of our managing agent, the meeting will take place in the afternoon. As before, it will be a virtual meeting to make it accessible to as many members as possible. Details of the meeting will be shared in due course. We do not anticipate any special resolutions or decisions to be voted on this year, other than the formal matters

Home Owners Association Executive Committee Members
J Lötter (Chairman, Environmental), **R Hodges** (Finance), **M Kilian** (Security)
M Erasmus (Maintenance, Fire Control), **T Louwrens** (Aesthetics and Building)

prescribed in the Constitution. Members will nevertheless have the opportunity to propose matters for consideration at the AGM closer to the time.

We will schedule an informal virtual meeting for owners and residents towards the end of November to provide an opportunity for questions, suggestions and an exchange of ideas regarding the reserve. By providing an opportunity for this open discussion we hope to limit the matters to be concluded at the AGM to the prescribed formalities.

4. **New facilities**

Thank you for the overwhelmingly positive response from owners and residents to the new facilities on the reserve. It is encouraging to note that owners recognise the value thereof for the reserve in general, but also experience the pleasure of using the facilities with family and friends.

Please be reminded that fires remain a significant risk on the reserve and residents are reminded that fires are only allowed at designated areas. Open fires are allowed at the boma under the right conditions. No fires are allowed at the deck on the western reserve, although a gas braai may be used on the deck only. Both these facilities are equipped with fire extinguishers.

At our recent Exco meeting it was proposed that we ask owners to propose names for our facilities and we would like to hear from you in this regard.

5. **HOA information**

Residents are reminded that all our reserve information, governance documents, rules and guidelines, AGM minutes, and Exco correspondence are available on our website www.nautilusbayhoa.co.za.

Best regards,



**THE EXECUTIVE COMMITTEE
NAUTILUS BAY COASTAL RESERVE**

Per: J Lötter (Chairman)