



RAPTOR'S VIEW AGM 2016

“Get Involved and Leave a Legacy”



PLEASE SIGN THE ATTENDANCE REGISTER



WELCOME

Richard Braun - Chairperson

AGENDA

1. Signing of attendance register
 2. Welcome & introduction
 3. Apologies
 4. Confirmation of the minutes of the AGM held on 25th July 2015
 5. Matters arising
 6. Chairman's report
 7. Presentation of the audited financial statements 2015 & 2016
 8. Appointment of auditors
 9. Auditor's remuneration
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AGENDA

10. Capital Expenditure

11. Feed-back From Sub-committees

A) Security, Health & Safety

B) Finance & Legal

C) Communications

D) Ecology

E) Estate manager's report

F) Building & construction

G) Capital Projects

12. Appointment of Directors

13. General

3. Apologies

Quorum



4. Confirmation Of The Minutes Of The AGM Held On 25 July 2015



5. Matters Arising

From 2015 AGM minutes



6. Chairpersons Report

- 1) Achievements
- 2) RV Vision
- 3) RV Mission
- 4) Sub Committees



VISION

RVHOA vision is to be the leading wildlife residential estate in South Africa



Mission

- Excellence in **corporate governance** in the management of the wildlife residential estate
 - To ensure the continuous improvement of the **quality of life** within the wildlife residential estate
 - To provide an excellent **return on investments** through property values
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OBJECTIVES

CORPORATE GOVERNANCE

- Deliver expected **financial performance** and ensure business sustainability
 - Ensure effective and efficient **stakeholder / 3rd party relationships**
 - Ensure effective and efficient service to **members** and ensure their continuous support
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OBJECTIVES

QUALITY OF LIFE

- Continuously protect and enhance the **natural environment and biodiversity**
 - Provide and continuously ensure **safe and secure environment** within Raptors View Wildlife Estate
 - Create, maintain and grow the Raptors View Wildlife Estate **community**
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OBJECTIVES

RETURN ON INVESTMENT

- Create, implement and enforce a **safety culture** within Raptors View Wildlife Estate
- Provide, maintain, assure and enhance **basic service delivery**
- Protect the **aesthetics, rules and culture** of Raptors View Wildlife Estate

YOUR PARTICIPATION IS KEY

7. Presentation Of The Audited Financial Statements 2015/2016



8&9. Appointment/ Remuneration of Auditors

18.3 of MOI states that the same firm of auditors may not serve as the designated auditor of the association for more than 5 consecutive years



10. Capital Expenditure

To be covered under
Capital Projects and
Security Presentations





11. Feed-back From Directors Portfolios



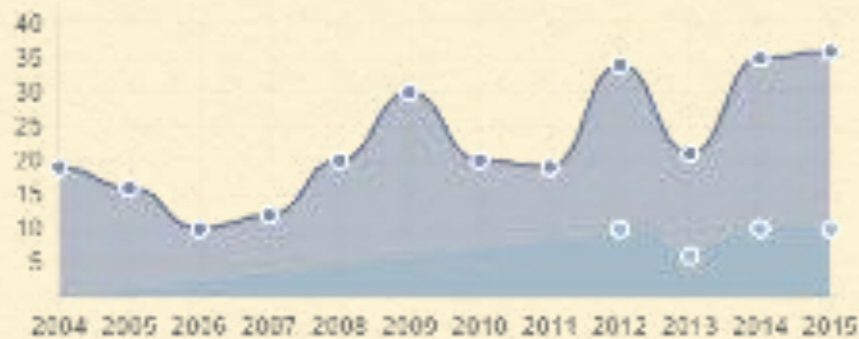
a. Security, Health And Safety

JANINE SCORER

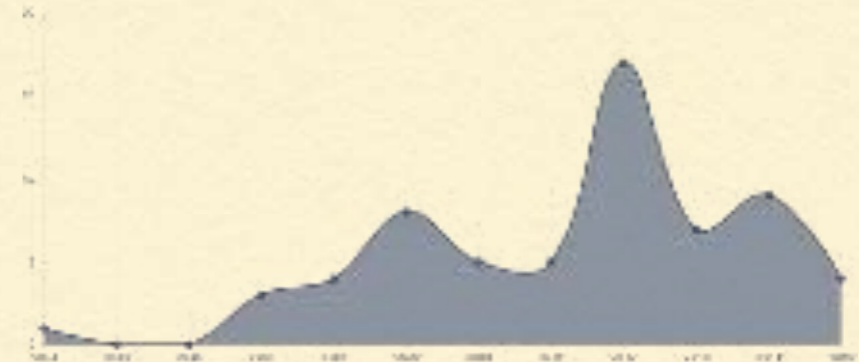
Hoedspruit and Surrounds Crime Stats

(GRAPHS SUPPLIED BY GES AFRICA)

AGGRAVATED ROBBERY



ROBBERY RESIDENTIAL



ILLEGAL POSSESSION OF FIRE ARMS



INTRUSIONS ON THE ESTATE 2015/2016 = 4

Independent Security Risk Assessment

- Security risk management plan
 - Layers of protection approach, lack of layers at houses
 - Access points
 - Service Level Agreement (security)
-

Recommendations by Independent Security Risk Assessor

- Prioritisation of key security risks
 - Implementation of a five year roll out plan
 - Regular security systems audits to be implemented by RVHOA and the service provider
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Change Over Period

- Current Service Level Agreement ends August 2016
- RVHOA to go out to tender with the new Service Level Agreement
- Interim period (± 3 months) to be covered by MD ALARMS



B. Finance And Legal

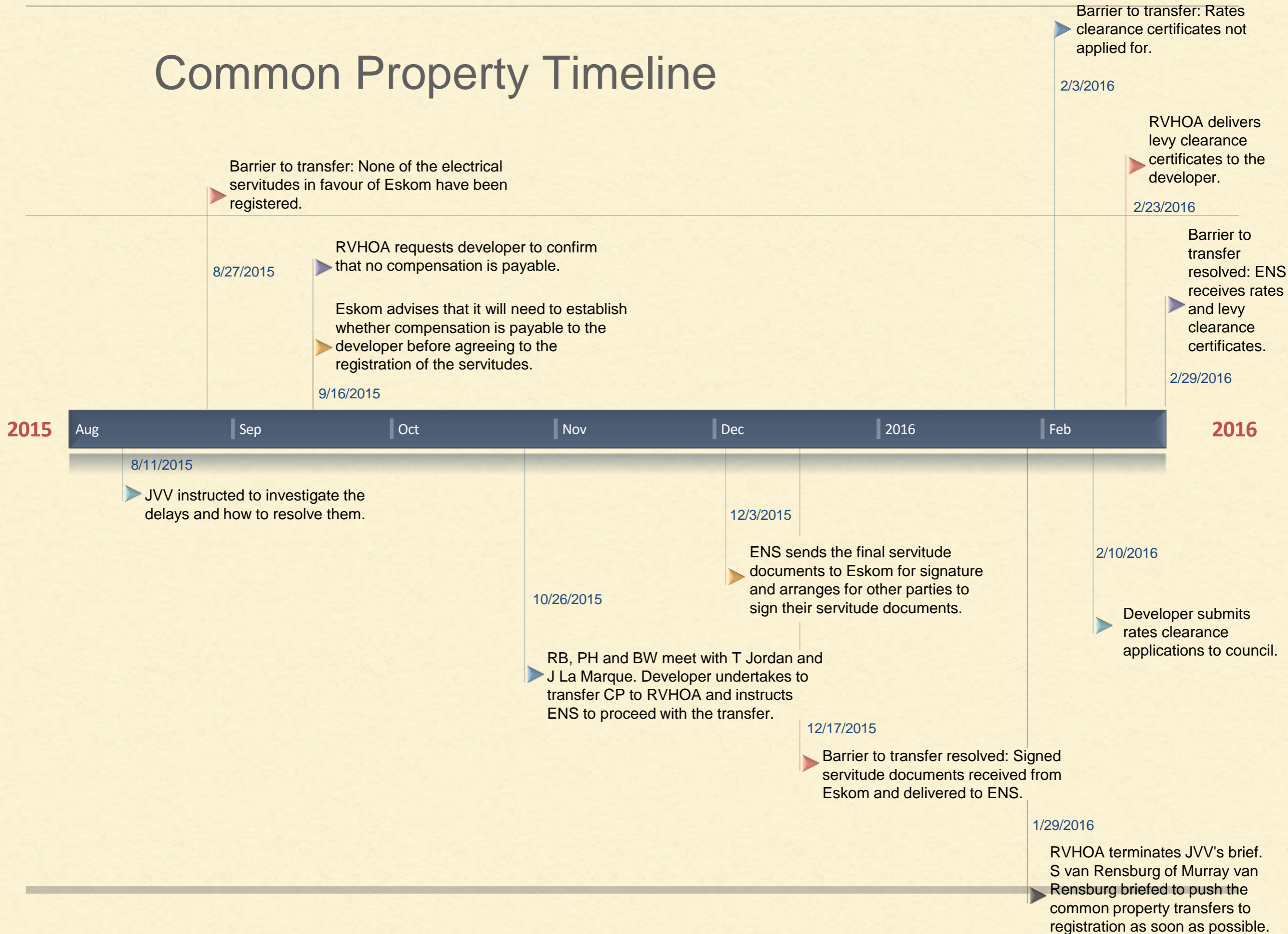
RICHARD BRAUN



Finance And Legal

- Common property
- Bad and doubtful debts

Common Property Timeline



2016

Mar

Apr

May

2016

▶ RB discusses the issue of the Church's servitude costs with the developer.

3/2/2016

▶ Barrier to transfer: The original title deeds required to transfer the CP were not in the Deeds Office and could not be found.

▶ Barrier to transfer resolved: Developer agrees to pay for ENS' costs, the Church agrees to send original servitude documents to ENS.

3/8/2016

▶ ENS receives original servitude documents from the Church.

3/11/2016

▶ ENS lodges transfer documents in the Deeds Office.

3/23/2016

▶ Deeds Office rejects transfer documents for a second time.

4/15/2016

▶ Deeds Office rejects transfer documents for a 3rd time due to the wording of extending clause in one of the transfer documents.

▶ ENS re-lodges transfer documents in the Deeds Office.

4/22/2016

▶ Barrier to transfer: A certified copy of one of the original title deeds lodged issued by the Deeds Office previously was required to be lodged as original was redundant.

▶ Barrier to transfer: The consent of the Minister of Agriculture was required for a right of way servitude that was more than 15 metres wide.

▶ Deeds Office rejects transfer documents for a 4th time.

5/5/2016

▶ ENS applies to the Surveyor General for the certificate of remainder.

5/16/2016

3/15/2016

▶ ENS finds 2 of the original title deeds in the Deeds Office, other 5 deeds still missing.

3/2/2016

▶ Barrier to transfer: The Church refuses to pay ENS costs for registration of Eskom servitude over its portion, withholds original signed servitude documents.

4/8/2016

▶ ENS re-lodges transfer documents in the Deeds Office.

▶ Deeds Office rejects transfer documents.

4/7/2016

5/5/2016

▶ Barrier to transfer: A certificate of remainder had to be obtained from the Surveyor General for the Remaining Extent.

▶ Barrier to transfer: The consent of each holder of a real right/servitude registered over the portion over which the right of way servitude is to be registered was required to be lodged.

▶ Barrier to transfer: A bond was registered over one of the Church's portions. The bondholder's consent to cancellation of the bond would have to be obtained and lodged with the transfer documents.

4/29/2016

▶ ENS re-lodges transfer documents in the Deeds Office.

2016

Jun

Jul

2016

Barrier to transfer: ENS discovers that a usufruct is registered over one of the portions. The consent of the holder of the usufruct would also have to be obtained.

Barrier to transfer resolved: ENS receives the signed consent of the bondholder to the cancellation of the bond over the Church's portion.

Barrier to transfer resolved: ENS receives the certified copy of the original title deed.

6/9/2016

Barrier to transfer: Rates clearance certificates expire.

7/1/2016

ENS discovers that the holder of the usufruct is dead. Application for death certificate lodged with Home Affairs.

7/5/2016

RVHOA delivers new levy clearance certificates to the developer.

7/13/2016

ENS receives signed application for the cancellation of the usufruct, death certificate outstanding.

7/28/2016

6/29/2016

Barrier to transfer resolved: ENS receives certificate from the land surveyor confirming that the right of way servitude is less than 15 metres wide. No Ministerial consent required.

7/28/2016

Barrier to transfer resolved: ENS receives the consents of each holder of a servitude registered over the portion over which the right of way servitude is to be registered.

CURRENT STATUS OF THE TRANSFER OF THE COMMON PROPERTY

(AS AT 6 AUGUST 2016)

Documents required to be obtained to re-lodge transfer documents:

- - Death certificate of the holder of the usufruct;
 - - New rates clearance certificates; and
 - - The original signed addendum to remove certain inapplicable conditions from the title deeds
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Bad & Doubtful Debts Policy

Identified need for a formal policy to address unpaid debt.

Policy drafted and approved by the board and implemented in November 2015

Key points:

- All debt more than 12 months old to be provided for 100%
 - Between 6 and 12 months to be provided for 50%
 - Specific provisions also required for members who have entered into repayment negotiations
 - Formal follow up policy on any debt > 30 days in arrears
 - Placed with attorneys after 90 days in arrears
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Bad & Doubtful Debts Policy

Objective:

- Protect financials from future losses by addressing late payers on a timely basis
- Actively pursue outstanding's to maximise receipts, resell plots and generate future cash
- Minimise interest charges (which may not get paid) and hence tax liability

Current Status:

- RVHOA had 14 bad debtors , now down to 8
 - Current Provision is : R.1,619K (old 2015 policy provision was R. 300K)
 - Five stands comprise R.1,618K (2 Overseas, 1 deregistered co., 2 signed payment agreements)
 - Minimised tax bill by R.52K during 2015/6 through implementation of new policy
 - Balance of debtors (R.173K) are all within policy
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C. Communications

ROB SEVERIN



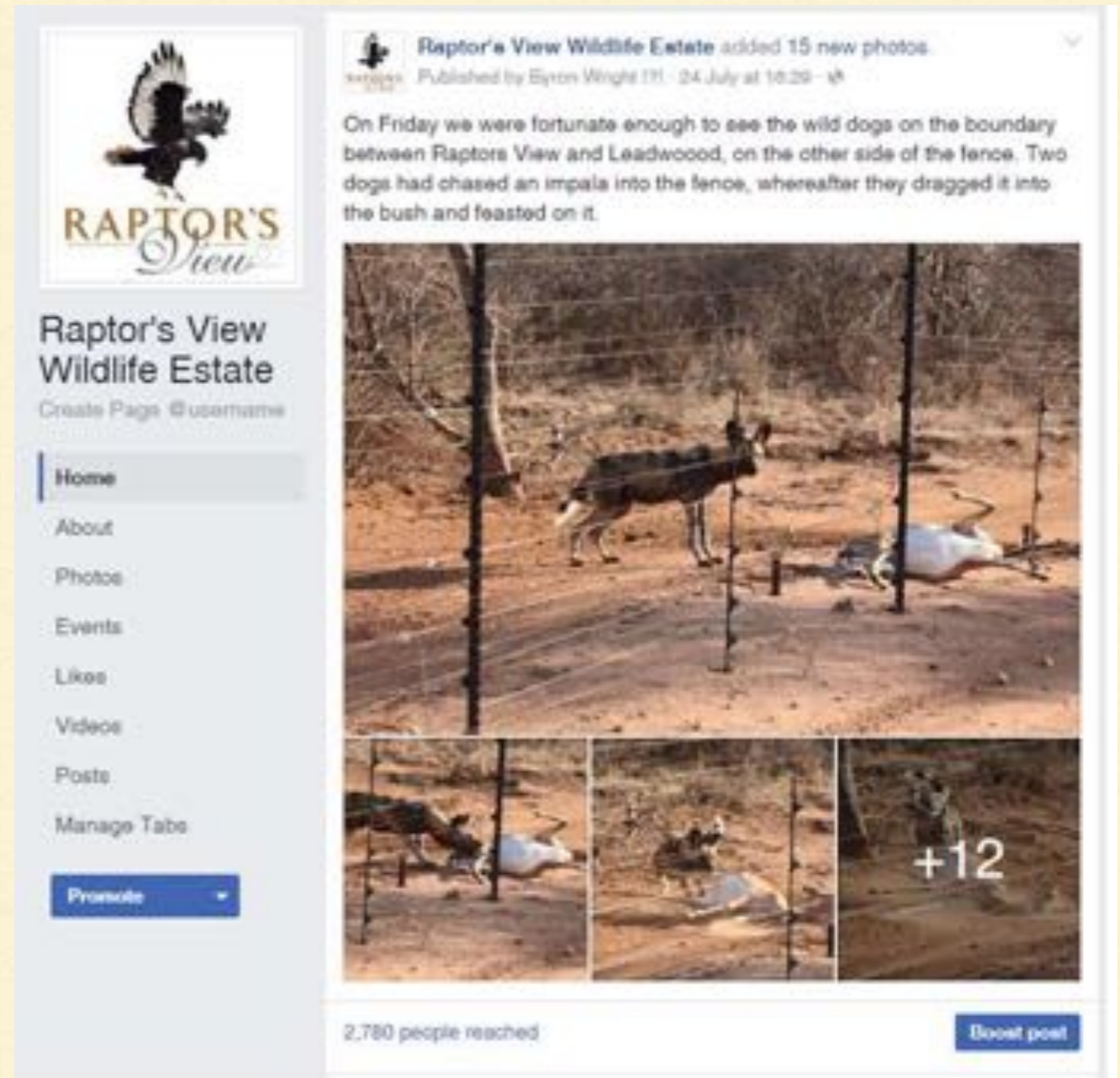
Communications

- Monthly bulletins
 - Special information bulletins eg., the Rabies outbreak
 - Bulk SMS'
 - Frequent Information Sessions covering various topics
 - Special general meetings
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Communications

Other Communication through:

- The Raptor (photos, sighting newsletter)
- Four Facebook pages:
 1. Raptors View Wildlife Estate
 2. Birds of Raptors View
 3. Butterflies of Raptors View
 4. Flora and Raptors View



Communications

- Positive feedback from the River Braai , which is especially popular for new residents and out of town residents (next Braai late September 2016)
 - All communication information other than SMS' are located on the back end of the website **raptorsview.co.za** (Login password is RV2015)
 - Special thanks to Sarah and Derek Solomon for their continued contribution to the Raptor, the website and Facebook pages
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D. Ecology And Estate Matters

JANINE SCORER











E. Building And Construction

DAVE SPENCER



Estate Development

New Building Projects

- Total Number Of Houses Completed – 204.
- Number Of Houses Completed Last Financial Year – 11
- Number Of Houses Currently Under Construction – 11.
- Number Of Houses In The Planning Phase – 7.

Number Of Renovations And Extensions Etc.

- Completed This Year – 2.
- Currently In Progress – 4.
- In Planning Phase – 2.

Architectural Rules

Estate Development



F. Capital Projects

PETER HARTLEY



ELECTRICAL UPGRADE PROJECT

PHASE 1

- An ordinary resolution for expenditure of R2.360m was approved on 25th February 2016 by the majority of members (98%).
 - Project has been successfully completed barring snag list. Forecast expenditure is R2.225m.
 - Eljon will issue a Certificate of Compliance for all work done which must be attached to your current CoC
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WATER STORAGE PROJECT OPTIONS FOR LOCATION OF TANKS

- Three options were discussed at an information session on 28th May 2016
 - a) Stand 10, b) On School property and c) on a piece of land donated by the owners of portion 6 Welperdiend
 - At the meeting it was agreed that all options have their pros & cons. Investigations continue and the Board will report back to members when more details are available.
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REPAIR OF EARTH DAMS

- Repairs have been undertaken to all three dams.
- The walls have all been raised and the spillways widened and bolstered.
- Thanks to the team for such an excellent job.





12. Appointment Of Directors

13. General

1. Inspections of properties to ensure compliance with rules
2. Stand 10





THE END - Thank You
