

GMHOA CHAIRMAN'S REPORT – 2 DECEMBER 2017

Good afternoon and welcome to everybody.

It gives me great pleasure to present my Chairman's report to the members of GAMHOA at this the 2017 AGM.

As most of you know my father, our previous Chairman, sadly passed away in January and we remember him fondly. He gave a huge amount of time and effort to Gamtoos and if it wasn't for him none of us would be sitting here today. Gamtoos was his vision and it has certainly developed into the natural environment and beautiful place he envisaged. He also counted many of you as his friends and we remember him fondly.

The past year has again been a very active year at Gamtoos with many challenges and achievements and I am happy to reflect and report on some of these.

I believe the board has again done good work this year and generally overseen the management of Gamhoa, together with Exco, Archcom and the Gamtoos operations manager and his team. So a big thank you to my fellow directors for all their efforts: Lorraine Garner and Chris Egberink from the developer and Dries Gouws and Tris Wooldridge being the directors elected by members. I can also report that the developer has decided not to replace Colin Rushmere with another director for the time being.

At this stage I would also like to give a special thanks to Jenny Todd for her many many years service to Gamhoa. Jenny retired at the end of November and we wish her well in the future.

Exco

The Executive Committee appointed by the board has again been active the past year but it has proved a little difficult not having a steady Chairman from the community. Suggestions/nominations for Exco members for next year will be sent out to the community in the next few weeks and hopefully someone from the community will be prepared to serve as Chairman of the Exco. It must be noted that if an appropriate Chairman cannot be found, the board may have to reconsider Gamhoa's management structures again (and the managing agents will need to get more involved). Members of the Exco this past year were: Andre Van Staden, Tris Wooldridge, Charlene Green, Riaan Senekal, Lorraine Garner (Liaison), Hannes Visagie (Ex officio). We had various

Chairmans in Lorraine Garner (filling in), Willem Oosthuizen, Peter Barklay and Chris Egberink (filling in). Thank you all for your hard work and efforts for Gamtoos.

Arch Comm and plans passed

Arch Comm comprises Hannes Visagie as secretary, Chris Egberink as the representative director and John Rushmere as the architect/chairman. Thanks to all of them for their work during the year.

I would like to mention that Arch Comm not only attends to plan submissions, reports on submissions and final review and approval of plans, but also attends to site inspections before approval of Gamhoa plans and inspections of houses sold to ensure that the plans agree to what has been built. If this differs, the owner either has to rectify the house to agree with the Gamhoa and Kouga approved plans or submit new plans of the as built buildings to Gamhoa first and then to Kouga. In essence, any discrepancies need to be rectified before consents to transfer can be given. Sellers also have to be in possession of a Kouga occupation certificate.

9 Arch Comm meetings were held during the year, 51 plans were reviewed and 30 plans were passed. There were 10 formal inspections of houses. Significant time is spent on plans as continued compliance with the development ethos and aesthetic of Gamtoos remains important to everyone.

I need to emphasise that it is each owners responsibility to ensure that their plans and buildings are compliant. From Gamhoa's perspective, we will continue to obtain compliance as best we can and we will not allow property transfers until discrepancies are rectified.

Gamtoos Office

Hannes Visagie and his team have had a busy year as per normal and we need to thank all employees for their efforts. I would like to thank Hannes specifically as he continues to work in his efforts for Gamtoos. So thanks Hannes.

With Jenny having retired, we will be assessing the requirements of the office going forward next year. In the interim, the office will be open for 3 hours a day on weekdays from Monday 4 December throughout the

holiday season and during Christmas and New Year until 15 January 2017.

ACTIVITIES 2017

LAN/WAN – High Site

We have concluded an agreement with Truewan to improve our Local/Wide Area Network at Gamtoos. This included erecting a new a High Site tower in the right location which has now been completed. Thanks to everyone who assisted, including Johan Smith who helped with his drone to identify the correct site on Gamhoa land.

The benefits of these developments should be seen and experienced shortly. Residents and Gamhoa should enjoy better connectivity (speeds and reliability) and we will shortly be connecting our surveillance camera system to the new LAN.

Safety and security

Unfortunately there were 2 serious security incidents recently – the first inside the resort and the second at Ms Van Rooyen's cottage about a kilometer along the R434. Thanks to everyone who assisted during these 2 incidents and we are grateful that both victims were alright in the end (with Ms Van Rooyen having been seriously assaulted).

Security is always a difficult and emotional issue and something that we just can't ignore. In order to establish the views of members, Hannes arranged a security meeting at the Thornhill Hotel and Hannes and Louis Klue advised the board of the various issues and ideas raised at a safety priority board meeting.

The suggestions and recommendations from the board will be discussed under general at the AGM.

Kouga Camping Ground

Our efforts to be involved in the management of the camping ground are continuing and will be discussed at the AGM.

Properties sold/transferred this year.

27 Properties were sold/transferred this year (Dec 2016 to November 2017) - 10 houses and 17 plots. This is 2 more than the previous year. The income generated from the 1% re-sale/re-transfer levy fee was approximately R136 000.

Conservation.

- The invader eradication program continues as and when staff have the time. Thanks to Tris and Hannes for their efforts in this regard.
- The basic refuse recycling programme remains operational.
- The expansive waste management facility has been put on hold due to cost and environmental considerations. The waste removal plan which has now been implemented is closing our historic waste disposal site, carting refuse to Humansdorp and moving the recycling to the garden refuse area.

Fire fighting.

Riaan Senekal remains our fire chief and we are very fortunate and grateful to have him. Thanks Riaan for all your efforts and input.

With the devastating fires that took place this year emphasis was placed on our fire procedures, our fire equipment/systems and our evacuation plan. We are currently inspecting the fire hydrants to ensure they are functional. We were very fortunate not to have been effected by the fires but the threat of fire is something we need to continue taking seriously.

Riaan has advised that homeowners should have at least 2 serviced fire extinguishers at home. Undergrowth could be cleared around houses, however please do not make a fire break around your house by removing indigenousness vegetation. I encourage everyone to become familiar and to get involved in fire drills.

Website.

Charlene Green has done a phenomenal job developing and keeping our website updated. The website is packed with information and is very user friendly. We have also added an online water reading submission facility and encourage you to make use of it. Charlene is always looking for photographs for the Gallery so please can you forward any good photographs you have to her. Many many thanks to Charlene for all her efforts.

Engineering Services.

Andre Van Staden remains our advisor on engineering services – many thanks Andre for everything you do.

Zane Hayes is still our competent person electrical affairs (after many many years) and Martin Todd is our 1st line maintenance Service Provider. They are doing a sterling job and thanks to both of them.

Roads.

- The resort roads and slipway road are constantly maintained and seem in pretty good condition.
- Various improvements were done to roads, including in Weaver way.
- Hannes initiated a project to cut the verges on the DR434 and this has made a big difference. This will continue.
- Potholes were also repaired on the R434 from Gamtoos to the Nocton Corner (even though this is not our responsibility).

Fences.

The fence at the Kabeljous Gate entrance has been replaced.

Slipway area

Various improvements have been added at the slipway area , including the new picnic facilities and I hope members that use the facilities are enjoying them.

So all in all I think we have had a good year and I believe Gamtoos will continue to improve and grow from strength to strength. Thank you to everyone again and there is no doubt that the success of Gamtoos remains dependant on the contributions of members. I'm sorry if I have forgotten to thank anyone.

My one sadness remains that a small minority of members continue to flaunt rules and refuse to comply with various rules, most importantly building codes and legislation. I always hope this will improve and we will continue with our various efforts to enforce compliance on behalf of all members.

Thank you for attending today and have a fantastic holiday break over December and January.

GRAEME RUSHMERE
Chairman of GAMHOA