

OUNBAAI HOMEOWNERS ASSOCIATION EXTRAORDINARY GENERAL MEETING 2026



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OUBAAI HOMEOWNERS ASSOCIATION EXTRAORDINARY GENERAL MEETING 2026



OUBAAI HOMEOWNERS ASSOCIATION EXTRAORDINARY GENERAL MEETING 2026
TO BE HELD VIA THE LUMI PLATFORM & AT THE OUBAAI HOTEL,
406 HEROLDS BAY ROAD, ON 19 FEBRUARY 2026 AT 17H30

AGENDA

1. Opening and Constitution of the Meeting
2. Apologies Received
3. Determination of Quorum
4. Consideration of the 2026/2027 Operational Budget and Levy
5. Consideration of the 2026/2027 Village-defined Budget and Levy
6. Consideration of the 2026/2027 Capital Expenditure Budget
7. Changes in Equity 2026/2027
8. Status of Negotiations: Lifestyle Centre and Main Gate
9. Principle of a Weighted Levy (Discussion)
10. Status Update: Review of Constitution (Discussion)
11. Status Update: Municipal Water Review (Discussion)
12. Correspondence Received
13. Closure



COVER NOTE TO MEMBERS – BUDGET, LEVY AND EQUITY OVERVIEW

Dear Members,

As part of presenting the 2026/2027 financial year budget, we provide the following overview of key year-on-year proposed changes in the Base Levy, Capital Reserve Levy, and the Association's Total Equity position after having regard to the movement in the different Capital Reserves.

1. Levy Income – Year-on-Year Increase

The year-on-year adjustment ensures that rising operational costs, municipal tariff changes, staffing requirements and estate maintenance obligations can be sustainably managed.

2025/2026	Current Base Levy	R3319
2026/2027	Proposed Base Levy	R3541
	Increase year-on-year	6.7%

There is no increase in the Village Defined Levy for the 2026/2027 financial year, as the current levy level is deemed adequate to fully provide for the services rendered by the external contractor.

2. Capital Reserve Levy – Year-on-Year Increase

The year-on-year increase supports ongoing reserve strengthening to ensure that long-term infrastructure renewals and estate asset lifecycle requirements remain funded at responsible levels.

2025/2026 Current Capital Reserve Levy	R280
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OUNBAAI HOMEOWNERS ASSOCIATION EXTRAORDINARY GENERAL MEETING 2026

2026/2027 Proposed Capital Reserve Levy	R310
Increase year-on-year	10,8%

3. Total Equity – Year-on-Year Movement

The Association's Total Equity reflects the cumulative effect of the operating surplus after tax and transfers to and from reserves.

Total Equity at 28 February 2026	R 54,676,402
Budgeted Total Equity at 28 February 2027	R 55,851,371
Budgeted increase	R 1,174,969

This improvement demonstrates continued financial resilience and a positive strengthening of reserves. However, a more detailed view of the adequacy of the Association's reserves will be obtained during the new financial year in consultation with a professional external firm of advisors who specialise in the field.

Should members require additional detail, the full budget schedules and reserve allocations follow in the EGM pack and remain available at the HOA Office for review.

Kind Regards,

Oubaai Homeowners Association

OUBAAI HOMEOWNERS ASSOCIATION
EXTRAORDINARY GENERAL MEETING 19 FEBRUARY 2026
OPERATIONAL BUDGET FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#	Membership	Description	Numbers	Allocation
1	RESIDENTIAL ERVEN	ALL SUBURBS	322	71%
2	VILLAGE UNITS	FALLS, TERRACE & HEIGHTS	128	28%
3	BUSINESS UNITS	HOTEL, GOLF & LIFESTYLE	4	1%
4	TOTAL MEMBERS		454	100%

PROPOSED ORDINARY BASE LEVY					
	2025/2026		2026/2027		
#	Description	Forecast	Budget	Variance	% Increase
5	BASE LEVY				
6	CAPITAL CONTRIBUTION TOTAL	1 524 799	1 688 880	164 081	10,8%
7	LEVY INCOME TOTAL	18 079 198	19 293 827	1 214 629	6,7%
8	NON-COMPLIANCE PENALTY LEVY	1 288 711	R1 065 480	(223 231)	-17,3%
9	TOTAL BASE LEVY	20 892 708	22 048 187	1 155 479	5,5%
10	MONTHLY LEVY				
11	CAPITAL CONTRIBUTION PER MONTH	280	310	30	10,8%
12	LEVY INCOME PER MONTH	3 319	3 541	222	6,7%
13	MONTHLY LEVY TOTAL	3 599	3 851	252	7,0%

COMPREHENSIVE INCOME					
	2025/2026		2026/2027		
#	Description	Forecast	Budget	Variance	% Increase
14	CONSTRUCTION ACTIVITIES				
15	BUILDERS INCOME	280 543	276 000	(4 543)	-1,6%
16	ELECTRICAL CONNECTION	17 400	17 400	0	0,0%
17	FINES	2 200	2 200	0	0,0%
18	NON-REFUNDABLE BUILDERS DEPOSIT	114 900	149 700	34 800	30,3%
19	SCRUTINY FEES	181 939	181 939	0	0,0%
20	TOTAL CONSTRUCTION ACTIVITIES	596 982	627 239	30 257	5,1% 2,9%
21	OTHER INCOME				
22	SHORT-TERM RENTAL REGISTRATION	0	15 000	0	100,0%
23	TOTAL OTHER INCOME	0	15 000	0	100,0% 0,1%
24	COST RECOVERED				
25	ACCESS REGISTRATION - NON MEMBERS	93 864	93 864	0	0,0%
26	ACCESS TAGS AND CARDS	1 350	0	1 350	-100,0%
27	BODY CORPORATE VILLAGE MAINTENANCE LEVY	207 055	218 441	(11 386)	5,5%
28	CONSENT LETTER CHARGE	25 380	25 380	0	0,0%
29	ESTATE AGENCY REGISTRATION FEE	1 000	0	1 000	-100,0%
30	FIBRE INSTALLATION RECOVERY	1 865	1 865	0	0,0%
31	FIBRE ROUTER RECOVERY	116 672	116 672	0	0,0%
32	GOLF CART REGISTRATION INCOME	4 213	4 213	0	0,0%
33	HOME OWNER MAINTENANCE RECOVERY	33 969	33 969	0	0,0%
34	LEGAL COLLECTION CHARGES	200 000	150 000	50 000	-25,0%
35	PRINTING EXPENSES RECOVERY	6 925	6 925	0	0,0%
36	PROFIT/LOSS ON SALE OF ASSETS	0	0	0	0,0%
37	SEWERAGE CHARGES HOTEL	172 704	184 793	(12 089)	7,0%
38	SPECIAL WATER & ELEC METER READINGS	9 000	9 000	0	0,0%
39	TOTAL COST RECOVERED	873 997	845 122	28 875	-3,3% 4,0%
40	MUNICIPAL EXPENSE RECOVERED				
41	ELECTRICITY RECOVERY	11 587 034	12 725 796	(1 138 762)	9,8% 1
42	WATER RECOVERY	3 227 820	3 421 489	(193 669)	6,0% 1
43	TOTAL MUNICIPAL EXPENSE RECOVERED	14 814 854	16 147 285	(1 332 431)	9,0% 75,5%
44	CSOS EXPENSE RECOVERED				
45	COMMUNITY SCHEMES OMBUD SERVICE LEVY	197 760	197 760	0	0,0%
46	TOTAL CSOS EXPENSE RECOVERED	197 760	197 760	0	0,0% 0,9%
47	INTEREST RECEIVED				
48	FINANCIAL INSTITUTIONS INTEREST	2 871 349	2 700 000	(171 349)	-6,0%
49	OUTSTANDING LEVIES	101 399	101 399	0	0,0%
50	TOTAL INTEREST RECEIVED	2 972 747	2 801 399	(171 349)	-5,8% 13,1%
51	DIVIDENDS				
52	DIVIDENDS RECEIVED FROM INVESTMENTS	722 838	722 838	0	0,0%
53	TOTAL DIVIDENDS	722 838	722 838	0	0,0% 3,4%
54	OPERATIONAL INCOME				
55	ARC GUIDELINES NON-COMPLIANCE FINES	24 000	24 000	0	0,0%
56	FINES - GENERAL	4 800	4 800	0	0,0%
57	SPEEDING FINES	12 000	12 000	0	0,0%
58	TOTAL OPERATIONAL INCOME	40 800	40 800	0	0,0% 0,2%
59	TOTAL COMPREHENSIVE INCOME	20 219 978	21 382 443	(1 444 647)	5,7%
					100,0%

OPERATING EXPENSES					
	2025/2026		2026/2027		
#	Description	Forecast	Budget	Variance	% Increase
60	ADMINISTRATION EXPENSES				
61	AGM/EGM MEETINGS	(247 594)	(263 662)	(16 068)	6,5%
62	BANK CHARGES	(61 178)	(61 178)	0	0,0%
63	CLEANING EXPENSES	(17 052)	(13 000)	4 052	-23,8%
64	COMPREHENSIVE INSURANCE	(708 242)	(790 608)	(82 365)	11,6%
65	COMPUTER MAINTENANCE	(10 000)	(10 000)	0	0,0%
66	DONATIONS	(74 347)	(75 000)	(653)	0,9%
67	DRC SCRUTINY FEES	(228 771)	(228 771)	0	0,0%
68	GOLF CART REGISTRATION FEES	(4 213)	(4 213)	0	0,0%
69	HEALTH AND SAFETY	(38 900)	(38 900)	0	0,0%
70	MEMBERSHIP FEE	(20 172)	(20 172)	0	0,0%

#	Description	2025/2026		2026/2027	
		Forecast	Budget	Variance	% Increase % of Budget Notes
71	OFFICE PLANTS	(26 436)	0	26 436	-100,0%
72	OFFICE REFRESHMENTS	(25 059)	(28 000)	(2 941)	11,7%
73	SOFTWARE AND IT SUPPORT	(180 000)	(200 000)	(20 000)	11,1%
74	TELEPHONE COSTS	(102 264)	(102 264)	0	0,0%
75	TRUSTEE MEETINGS & FUNCTIONS	(59 990)	(60 000)	(10)	0,0%
76	TOTAL ADMINISTRATIOIN EXPENSES	(1 804 220)	(1 895 770)	(91 549)	5,1% 4,6%
77	AUDIT COSTS				
78	AUDIT FEES	(132 365)	(142 840)	(10 475)	7,9%
79	OTHER ACCOUNTING FEES	(10 305)	(11 026)	(721)	7,0%
80	TOTAL AUDIT COSTS	(142 670)	(153 866)	(11 196)	7,8% 0,4%
81	CIVIL INFRASTRUCTURE MAINTENANCE				
82	BOLLARD & SIGNAGE	(33 617)	(15 000)	18 617	-55,4%
83	CHEMICAL LABORATORY	(65 487)	(62 824)	2 663	-4,1%
84	ELECTRICAL ENGINEERS	(114 000)	(114 000)	0	0,0% <i>Agreement</i>
85	ELECTRICAL MAINTENANCE	(170 154)	(140 000)	30 154	-17,7%
86	ELECTRICAL RETICULATION REPAIRS	(60 000)	(60 000)	0	0,0%
87	INFRASTRUCTURE MAINTENANCE	(660 000)	(660 000)	0	0,0%
88	RAW WATER PUMPS	(45 000)	(45 000)	0	0,0%
89	RECIRCULATION PUMPS	(18 223)	(15 000)	3 223	-17,7%
90	SEWAGE CHEMICALS	(48 780)	(50 000)	(1 220)	2,5%
91	SEWERAGE PUMP REPAIRS & SERVICE	(130 000)	(130 000)	0	0,0%
92	WASTE MAINTENANCE	0	(111 263)	(111 263)	100,0%
93	UNFORESEEN EMERGENCY BREAKDOWNS	0	(200 000)	(200 000)	100,0%
94	TOTAL CIVIL INFRASTRUCTURE MAINTENANCE	(1 345 260)	(1 603 087)	(257 826)	19,2% 3,9%
95	DIRECT MUNICIPAL EXPENSES				
96	ELECTRICITY EXPENSE	(11 199 735)	(12 676 696)	(1 476 961)	13,2% 1
97	WATER EXPENSE	(3 482 742)	(3 691 706)	(208 965)	6,0% 1
98	RATES & TAXES	(99 027)	(104 969)	(5 942)	6,0% 1
99	SOLAR SAVINGS	0	200 000	200 000	100,0%
100	METERING SERVICE OUTSOURCED		(250 000)	(250 000)	100,0%
101	TOTAL DIRECT MUNICIPAL EXPENSES	(14 781 504)	(16 523 371)	(1 741 867)	11,8% 40,4%
102	ENVIRONMENTAL MAINTENANCE				
103	ALIEN CLEARING & TRAIL CLEARING	(206 755)	(217 054)	(10 299)	5,0% <i>Agreement</i>
104	ENVIRONMENTAL PEST MAINTENANCE	(168 500)	(170 000)	(1 500)	0,9% <i>Agreement</i>
105	WILDLIFE MEDICAL COST	(10 000)	(10 000)	0	0,0%
106	TOTAL ENVIRONMENTAL MAINTENANCE	(385 255)	(397 054)	(11 799)	3,1% 1,0%
107	FIBRE NETWORK				
108	FIBRE NETWORK MAINTENANCE & ROUTERS	(85 000)	(100 000)	(15 000)	17,6%
109	POS/POP VODACOM	(1 501 767)	(1 501 767)	0	0,0% <i>Agreement</i>
110	TOTAL FIBRE NETWORK	(1 586 767)	(1 601 767)	(15 000)	0,9% 3,9%
111	LANDSCAPE MAINTENANCE				
112	COMPOST AND TOPSOIL	(85 000)	(85 000)	0	0,0%
113	BERM AND GARDEN UPGRADES	(219 757)	(175 000)	44 757	-20,4%
114	CASCADE CLEANING	(206 751)	(217 054)	(10 303)	5,0% <i>Agreement</i>
115	GARDEN (ESTATE) MAINTENANCE	(2 067 532)	(2 170 503)	(102 970)	5,0% <i>Agreement</i>
116	GARDENS (VILLAGES) MAINTENANCE	(1 424 286)	(1 495 229)	(70 943)	5,0% <i>Agreement</i>
117	GROUND COVER - BARK CHIP	(150 000)	(150 000)	0	0,0%
118	POISONS & PESTICIDES	(6 891)	(10 000)	(3 109)	45,1%
119	TOTAL LANDSCAPE MAINTENANCE	(4 160 218)	(4 302 786)	(142 568)	3,4% 10,5%
120	LEGAL AND PROFESSIONAL				
121	LEGAL FEES - DEBTORS	(200 000)	(150 000)	50 000	-25,0%
122	LEGAL FEES - GENERAL	(114 446)	(150 000)	(35 554)	31,1%
123	PROFFESIONAL FEES	(10 000)	(10 000)	0	0,0%
124	TOTAL LEGAL AND PROFESSIONAL	(324 446)	(310 000)	14 446	-4,5% 0,8%
125	COURIER, PRINTING AND STATIONERY				
126	COURIER	(5 000)	(5 000)	0	0,0%
127	PRINTER RENTAL	(30 336)	(30 000)	336	-1,1%
128	SECURITY STATIONERY	(14 900)	(14 900)	0	0,0%
129	STATIONERY	(9 559)	(8 000)	1 559	-16,3%
130	TOTAL POSTAGE, COURIER, PRINTING AND STATIONERY	(59 795)	(57 900)	1 895	-3,2% 0,1%
131	RENTALS AND OPERATING LEASE				
132	OFFICE PREMISES RENTAL	(125 244)	(150 000)	(24 756)	19,8% 7
133	TOTAL RENTALS AND OPERATING LEASE	(125 244)	(150 000)	(24 756)	19,8% 0,4%
134	SECURITY				
135	ACCESS CARDS PURCHASES	(4 755)	0	4 755	-100,0%
136	ACCESS CONTROL VISITOR COMM	(195 000)	(195 000)	0	0,0% 5
137	CONTROL ROOM	(1 011 262)	(1 087 197)	(75 935)	7,5% 2+ <i>Agreements</i>
138	GUARDING CONTRACTORS	(3 690 024)	(3 979 347)	(289 323)	7,8% 2+ <i>Agreements</i>
139	SECURITY ACCESS SYSTEM	(380 000)	(380 000)	0	0,0% 5
140	SECURITY ALARM MONITORING	(12 762)	(12 996)	(234)	1,8% <i>Agreement</i>
141	SECURITY PATROL VEHICLES	(50 293)	(57 270)	(6 977)	13,9% <i>Agreement</i>
142	TOTAL SECURITY	(5 344 096)	(5 711 810)	(367 714)	6,9% 14,0%
143	SECURITY EQUIPMENT MAINTENANCE				
144	SECURITY EQUIPMENT MAINTENANCE	(44 221)	(44 221)	0	0,0%
145	FIRE EQUIPMENT REPAIRS AND SERVICE	(22 020)	(25 000)	(2 980)	13,5%
146	SECURITY GENERATOR MAINTENANCE	(15 000)	(15 000)	0	0,0%
147	TOTAL SECURITY EQUIPMENT MAINTENANCE	(81 241)	(84 221)	(2 980)	3,7% 0,2%
148	STREET CLEANING AND REFUSE REMOVAL				
149	HIRE OF SKIPS	(34 539)	(35 236)	(697)	2,0% <i>Agreement</i>
150	REFUSE REMOVAL CONTRACTOR	(603 385)	(130 000)	473 385	-78,5% 3
151	RENTAL REFUSE BINS	(46 932)	0	46 932	-100,0%
152	STREET CLEANING CONTRACTOR	(422 947)	(445 020)	(22 072)	5,2% <i>Agreement</i>
153	TOTAL STREET CLEANING AND REFUSE REMOVAL	(1 107 803)	(610 255)	497 547	-44,9% 1,5%
154	VEHICLE AND OTHER EXPENSES				
155	COMMUNITY SCHEMES OMBUD SERVICE LEVIES	(197 760)	(197 760)	0	0,0%
156	LOADSHEDDING GENERATOR SERVICE	(17 078)	(20 000)	(2 922)	17,1%
157	VEHICLE AND GENERATOR DIESEL EXPENSE	(30 000)	(50 000)	(20 000)	66,7%
158	VEHICLE RUNNING EXPENSES	(50 222)	(80 000)	(29 778)	59,3% 6
159	TOTAL VEHICLE AND OTHER EXPENSES	(295 061)	(347 760)	(52 699)	17,9% 0,8%

#	Description	2025/2026		2026/2027		
		Forecast	Budget	Variance	% Increase	% of Budget Notes
160	STAFF SALARY, WAGES & TRAINING					
161	RECRUITMENT COSTS	(220 257)	(100 000)	120 257	-54,6%	
162	SALARIES	(4 878 228)	(6 120 691)	(1 242 463)	25,5% 4	
163	STAFF TRAINING/H&S MEDICAL EXPENSE	(35 976)	(150 000)	(114 024)	316,9% 4	
164	STAFF UNIFORMS	(52 500)	(60 000)	(7 500)	14,3%	
165	WAGES LABOUR	(102 302)	(60 000)	42 302	-41,4% 2	
166	STAFF RELATED EXPENSES	(110 000)	(150 000)	(40 000)	36,4%	
167	TOTAL STAFF SALARY, WAGES & TRAINING	(5 399 263)	(6 640 691)	(1 241 428)	23,0% 16,2%	
168	MARKETING & COMMUNITY EVENTS					
169	COMMUNITY EVENTS	(60 000)	(60 000)	0	0,0%	
170	MARKETING: EVENTS AND COMMUNITY	(40 000)	(60 000)	(20 000)	50,0%	
171	MEMBERS FUNCTION: BERGIE-SEE	(382 753)	(414 000)	(31 247)	8,2%	
172	WEBSITE MAINTENANCE	0	(10 000)	(10 000)	0,0%	
173	TOTAL MARKETING & COMMUNITY EVENTS	(482 753)	(544 000)	(61 247)	12,7% 1,3%	
174	TOTAL OPERATING EXPENSES	(37 425 596)	(40 934 338)	(3 508 741)	9,4% 100,0%	

#	Description	OPERATIONAL PROJECTS						
		2025/2026	2026/2027	Forecast	Budget	Variance	% Increase	% of Budget Notes
175	ADMINISTRATION EXPENSES							
176	WEBSITE UPGRADE WITH NEW FOOTAGE	(70 000)	0		70 000		-100,0%	
177	TOTAL ADMINISTRATION EXPENSES	(70 000)	0	70 000	70 000	0	-100,0% 0,0%	
178	CIVIL INFRASTRUCTURE MAINTENANCE	0						
179	SEWER PIPE JETTING	(106 064)	(50 000)		56 064		-52,9%	
180	TOTAL CIVIL INFRASTRUCTURE MAINTENANCE	(106 064)	(50 000)	56 064	56 064	0	-52,9% 10,0%	
181	LEGAL AND PROFESSIONAL							
182	CONSULTING FEES - RESERVE STUDY WITH SOFTWARE	(100 000)	0		100 000		-100,0%	
183	CONSULTING FEES - STRUCTURAL ENGINEER INSPECTION	(50 000)	(100 000)		(50 000)		100,0%	
184	CONSULTING FEES - ENVIRONMENTAL MANAGEMENT PLAN	(50 000)	0		50 000		-100,0%	
185	CONSULTING FEES - GOVERNING DOCUMENTS REVIEW	0	(50 000)		(50 000)		0,0%	
186	TOTAL LEGAL AND PROFESSIONAL TOTAL	(200 000)	(150 000)	50 000	50 000	0	-100% 30,0%	
187	STREET SIGNS UPGRADE (STREET NAMES AND ERF NUMBERS)							
188	STREET SIGNS UPGRADE - INCLUDING PAINTING	(105 000)	0		105 000		-100,0%	
189	TOTAL STREET SIGNS UPGRADE (STREET NAMES AND ERF	(105 000)	0	105 000	105 000	0	-100,0% 0,0%	
190	ENVIRONMENTAL							
191	FIRE BREAK CLEARING	0	(300 000)		(300 000)		100,0%	
192	TOTAL ENVIRONMENTAL	0	(300 000)	(300 000)	(300 000)	0	100,0% 60,0%	
193	TOTAL OPERATIONAL PROJECTS	(481 064)	(500 000)	(18 936)	(18 936)	3,9%	100,0%	

#	Description	NON-BUDGETED						
		2025/2026	2026/2027	Forecast	Budget	Variance	% Increase	% of Budget Notes
194	POPIA AND PAIA COMPLIANCE REVIEW	(20 700)	0		20 700		-100,0%	
195	TOTAL NON-BUDGETED	(20 700)	0	20 700	20 700	0	-100,0% 0%	
196	SURPLUS/SHORTFALL	3 185 326	1 996 292	(1 189 034)	(1 189 034)	0	-37,3%	well as penalty charges R1,1m
197	ESTIMATED INCOME TAX	(923 434)	(821 323)	102 111	102 111	0	-11,1%	
198	OPERATING SURPLUS AFTER TAX	2 261 892	1 174 969	(1 086 923)	(1 086 923)	0	-48,1%	

FULL TITLE VILLAGE UNITS MAINTAINED BY THE ASSOCIATION					
#	Contribution	# Of Units	Monthly	Annual	% Per Type % of Budget Notes
199	2 BEDROOM FULL TITLE	76	125 308	1 503 691	83%
200	3 BEDROOM FULL TITLE	10	25 711	308 537	17%
201	VILLAGE GARAGE UNITS	15	2 269	27 233	
202	TOTAL FULL TITLE VILLAGE UNITS MAINTAINED BY THE HOA	101	153 288	1 839 460	100%

#	Description	VILLAGE DEFINED MAINTENANCE						
		2025/2026	2026/2027	Forecast	Budget	Variance	% Increase	% of Budget Notes
203	VILLAGE CLEANING CONTRACTOR	(563 228)	(563 228)	0	0	0	0,0%	8
204	MAINTENANCE CONTRACTOR	(1 276 232)	(1 276 232)	0	0	0	0,0%	8
205	Total VILLAGE DEFINED MAINTENANCE	(1 839 460)	(1 839 460)	0	0	0	0,0%	
206	MONTHLY PAYABLE DEFINE LEVY	(1 782)	(1 782)	0	0	0	0,0%	8
207	MONTHLY DEFINED LEVY - GARAGES	(270)	(270)	0	0	0	0,0%	8

1 Municipal increases will only be confirmed July 2026. Water and electricity demand takes both the increase in demand and municipality into consideration.

2 Increases are determined by the Sectorial Minimum Wage and based on between 6% and 8% - industry defendant

3 Decrease due to the municipality collecting refuse going forward.

4 Salary increases to be 4%. Amount includes 13-cheque based on performance. Allow for new executive assistant and building controller.

5 Access control and community management platform.

6 New rental of golf utility cart to be used by maintenance.

7 Rental of extra office space.

8 11% Increases over 3 years from 2025 - 2028.

	Recovery	Expense	Income	
Nett Income on Electricity	12 725 796	(12 676 696)	49 100	Bulk vs Selling rate. Selling Rate, TOU, and Standard - Buying Internal.
Nett Income on Water	3 421 489	(3 691 706)	(270 218)	Highest payable rate, Selling in ranges. Impossible to calculate

Developer	Base Levy	FT Units	Total Sqm FT Units	Annual Expense	# of FT Units	Rate per sqm	AVG Defined Maintenance Levy
-		86	18 237,40	1 839 460,00	86	8,41	1 782,42

Monthly Maintenance	86,00	Monthly Cleaning	46 936,00
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#	Physical Address	U/Type	M2 / Unit	Bed	Full Sectional	Levy %	Actual Defined Levy
#	1 Village Heights	G1	199	2	FT	100	1 672,63
	10 Village Falls	N	158	2	FT	100	1 328,02
	10 Village Terrace	C1	206	2	FT	100	1 731,46
	11 Village Falls	N	158	2	FT	100	1 328,02
	11 Village Heights	N	158	2	FT	100	1 328,02
	13 Village Heights	N	158	2	FT	100	1 328,02
	14 Village Heights	L	191	2	FT	100	1 605,39
	15 Village Heights	L	191	2	FT	100	1 605,39
	16 Village Heights	C1	206	2	FT	100	1 731,46
	18 Village Heights	L	211	2	FT	100	1 773,49
	18 Village Terrace	L	191	2	FT	100	1 605,39
	19 Village Heights	L	191	2	FT	100	1 605,39
	19 Village Terrace	L	191	2	FT	100	1 605,39
	2 Village Heights	N	158	2	FT	100	1 328,02
	2 Village Terrace	M	152	2	FT	100	1 277,58
	20 Village Heights	L	191	2	FT	100	1 605,39
	21 Village Heights	L	191	2	FT	100	1 605,39
	21 Village Terrace	L	191	2	FT	100	1 605,39
	22 Village Terrace	L	172	2	FT	100	1 445,69
	25 Village Heights	D1	233	2	FT	100	1 958,40
	26 Village Heights	N	158	2	FT	100	1 328,02
	28 Village Falls	L	191	2	FT	100	1 605,39
	28 Village Heights	N	158	2	FT	100	1 328,02
	28 Village Terrace	C1	235	2	FT	100	1 975,21
	29 Village Falls	L	191	2	FT	100	1 605,39
	29 Village Terrace	C1	206	2	FT	100	1 731,46
	3 Village Heights	D1	247	2	FT	100	2 076,08
	30 Village Heights	C1	206	2	FT	100	1 731,46
	30 Village Terrace	C1	206	2	FT	100	1 731,46
	31 Village Heights	C1	206	2	FT	100	1 731,46
	33 Village Heights	M	152	2	FT	100	1 277,58
	34 Village Heights	M	152	2	FT	100	1 277,58
	35 Village Heights	D1	208	2	FT	100	1 748,27
	36 Village Heights	M	152	2	FT	100	1 277,58
	37 Village Heights	J	167	2	FT	100	1 403,66
	38 Village Heights	J	167	2	FT	100	1 403,66
	39 Village Heights	J	167	2	FT	100	1 403,66
	4 Village Heights	N	158	2	FT	100	1 328,02
	4 Village Terrace	C1	206	2	FT	100	1 731,46
	40 Village Heights	K	188	2	FT	100	1 580,17
	41 Village Heights	K	188	2	FT	100	1 580,17
	42 Village Heights	K	188	2	FT	100	1 580,17
	5 Village Heights	L	191	2	FT	100	1 605,39
	5 Village Terrace	C1	206	2	FT	100	1 731,46
	57 Village Heights	J	167	2	FT	100	1 403,66
	58 Village Heights	J	167	2	FT	100	1 403,66
	59 Village Heights	K	188	2	FT	100	1 580,17
	6 Village Heights	L	191	2	FT	100	1 605,39
	6 Village Terrace	C1	206	2	FT	100	1 731,46
	60 Village Heights	K	188	2	FT	100	1 580,17
#	Physical Address	U/Type	M2 / Unit	Bed	Full Sectional	Levy %	Actual Defined Levy
	61 Village Heights	K	188	2	FT	100	1 580,17
	7 Village Heights	C1	206	2	FT	100	1 731,46
	8 Village Terrace	C1	206	2	FT	100	1 731,46
	9 Village Heights	C1	199	2	FT	100	1 672,63
	1 Village Falls	D2	227	2	FT	100	1 907,97
	1 Village Terrace	K	207	2	FT	100	1 739,87
	12 Village Heights	D1	227	2	FT	100	1 907,97

#	Physical Address	U/Type	M2 / Unit	Bed	Full Sectional	Levy %	Actual Defined Levy
16	Village Falls	B2	217	2	FT	100	1 823,92
17	Village Falls	D2	227	2	FT	100	1 907,97
17	Village Terrace	B1	212	2	FT	100	1 781,89
18	Village Falls	D2	225	2	FT	100	1 888,64
20	Village Terrace	D2 / M	227	2	FT	100	1 907,97
21	Village Falls	D1	225	2	FT	100	1 888,64
22	Village Falls	D1	227	2	FT	100	1 907,97
22	Village Heights	B2	217	2	FT	100	1 823,92
23	Village Heights	B2	217	2	FT	100	1 823,92
24	Village Heights	N	158	2	FT	100	1 328,02
29	Village Heights	B1	221	2	FT	100	1 857,54
3	Village Terrace	B1	221	2	FT	100	1 857,54
31	Village Terrace	D1	227	2	FT	100	1 907,97
32	Village Heights	B1	221	2	FT	100	1 857,54
33	Village Falls	D1	227	2	FT	100	1 907,97
34	Village Falls	D1	227	2	FT	100	1 907,97
5	Village Falls	B2	217	2	FT	100	1 823,92
6	Village Falls	B2	217	2	FT	100	1 823,92
9	Village Terrace	B1	221	2	FT	100	1 857,54
2 Bed Member FT			14 908		76		125 307,54
#	10 Village Heights	C1	206	3	FT	100	1 731,46
	16 Village Terrace	C1	206	3	FT	100	1 731,46
	17 Village Heights	H1	323	3	FT	100	2 714,87
	27 Village Heights	H1	300	3	FT	100	2 521,55
	53 Village Heights	S01	393	3	FT	100	3 303,23
	54 Village Heights	S02	391	3	FT	100	3 286,42
	55 Village Heights	S02	391	3	FT	100	3 286,42
	56 Village Heights	S01	393	3	FT	100	3 303,23
	7 Village Terrace	C1	206	3	FT	100	1 731,46
	8 Village Heights	G1	250	3	FT	100	2 101,29
3 Bed FT			3 059		10		25 711,40
Total Sqm			18 237,40		86	100	151 018,94
GARAGES - LEVIED SEPARATELY FOR MAINTENACE							
	12 Falls Garage	G1	27	-	FT		226,94
	15 Falls Garage	G2	27	-	FT		226,94
	13 Falls Garage	G3	27	-	FT		226,94
	19 Falls Garage	G4	27	-	FT		226,94
	20 Falls Garage	G5	27	-	FT		226,94
	36 Falls Garage	G6	27	-	FT		226,94
	34 Falls Garage	G7	27	-	FT		226,94
	22 Falls Garage	G8	27	-	FT		226,94
	17 Falls Garage	G9	27	-	FT		226,94
	24 Falls Garage	G10	27	-	FT		226,94
	Total added to Village defined levy			270			2 269,39

CAPITAL EXPENDITURE RESERVE 2026/2027				
Item Description	Approved budget brought forward 25/26	Budget for Approval 26/27	Total Proposed Expenditure 26/27	%
1 Main Gate Upgrade		3 557 500	3 557 500	65.79%
2 Internal Access Gates Upgrade		1 300 000	1 300 000	24.04%
3 Benches in Parks (Mountain View) x 4		10 000	10 000	0.18%
4 Bins at Parks and Heritage Trail x 30		200 000	200 000	3.70%
5 Grass Paved Roads F-Station s (remaining not done in 26 budget)		200 000	200 000	3.70%
6 Parkings (Paved x 9) at Mountain View and Hill Top Play Areas		140 000	140 000	2.59%
TOTAL REQUIRED BUDGET		5 407 500	5 407 500	

CAPITAL IMPROVEMENT/REPLACEMENT RESERVE 2026/2027				
Item Description	Approved budget brought Forward 25/26	Budget for Approval 26/27	Total Proposed Expenditure 26/27	%
1 Landis Gyr - Electrical Meters x 337 (& Modems x 122) for elec meters	1 260 000	-	1 260 000	64.45%
2 Tree Tops Stretch Tent		125 000	125 000	6.39%
3 Boom Gates x Lifestyle (2), Main Gate (4), Clubhouse (2),		410 000	410 000	20.97%
4 Speed Bumps		50 000	50 000	2.56%
5 Laptops x 3 (Elvin, Zonke and Executive Assistant)		60 000	60 000	3.07%
6 Aircons Replacement Serverroom (1), Security Office (1) and Turfworks (1)		50 000	50 000	2.56%
TOTAL REQUIRED BUDGET		695 000	1 955 000	

CHANGES IN EQUITY				
	Capital Improvement Reserve	Capital Expenditure Reserve	Total Reserves	Retained Income Total Equity
Balance at 01 March 2025	34 216 265	15 314 271	49 530 536	2 883 974 52 414 510
Surplus for the year				2 261 892 2 261 892
Transfers between reserves				(486 174) (486 174)
Portion of levies	1 524 799	1 288 711	2 813 510	- 2 813 510
Fixed assets aquired	(1 137 477)	(3 975 511)	(5 112 988)	- (5 112 988)
Non-refundable deposit	114 900	-	114 900	- 114 900
Interest & Dividends earned on Investments	3 594 187	-	3 594 187	- 3 594 187
Less: Taxation payable	(923 434)	-	(923 434)	- (923 434)
Total changes	3 172 975	(2 686 800)	486 174	(486 174) -
Balance at 28 February 2026	37 389 240	12 627 471	50 016 710	4 659 692 54 676 402

	Capital Improvement Reserve	Capital Expenditure Reserve	Total Reserves	Retained Income	Total Equity
Balance at 01 March 2026	37 389 240	12 627 471	50 016 710	4 659 692	54 676 402
Surplus for the year				1 174 969	1 174 969
Transfers between reserves				1 856 925	1 856 925
Portion of levies	1 688 880	1 065 480	2 754 360	-	2 754 360
Fixed assets aquired	(1 955 000)	(5 407 500)	(7 362 500)	-	(7 362 500)
Non-refundable deposit	149 700	-	149 700	-	149 700
Interest & Dividends earned on Investments	3 422 838	-	3 422 838	-	3 422 838
Less: Taxation payable	(821 323)	-	(821 323)	-	(821 323)
Total changes	2 485 095	(4 342 020)	(1 856 925)	1 856 925	-
Balance at 28 February 2027	39 874 335	8 285 451	48 159 785	7 691 586	55 851 371



EXECUTIVE SUMMARY – MAIN GATE UPGRADE PROJECT

1. Purpose of the Upgrade

The Oubaai HOA (OHOA) proposes a comprehensive upgrade of the Main Gate to resolve long-standing issues affecting traffic flow, security operations, safety, and ageing infrastructure. As the primary access-control point for residents, visitors, and emergency services, the current gate layout no longer meets operational demands.

2. Key Improvements Included in the Upgrade

Additional Dedicated Exit Lane

A new exit lane will separate resident and visitor traffic, reducing delays caused by visitor processing during peak times.

Repositioned Entrance Booms

Entrance booms will be moved inward to create additional vehicle stacking space, preventing queues from spilling onto the public traffic circle.

New Weather-Protective Roofing

A covered structure will be installed to shield security staff, equipment, residents, and visitors from rain and adverse weather.

Turning Bay

A designated turning area between the visitor entrance and exit lanes will allow security to redirect visitors who cannot be granted access, preventing blockages and keeping traffic moving.

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New Oubaai Signage

The estate entrance sign will be redesigned and repositioned for improved visibility and a refreshed look that aligns with estate standards.

Enclosed and Secured Gatehouse Zone

Based on risk-assessment recommendations, the entrance area will be enclosed along the sides of the access points to strengthen security, reduce blind spots, and improve controlled entry.

3. Project Cost Estimate

The appointed Quantity Surveyor estimates the **total project cost at R 3,557,500**. This covers all construction, specialist installations, electrical systems, roofing, paving, signage, landscaping, and professional fees.

As this is an estimate, final design details will be refined to ensure cost efficiency and potential savings during implementation.

4. Servitude Rights Over the Main Gate

The Main Gate forms part of a registered servitude area in favour of the OHOA under **Notarial Deed K565/2018S**.

This servitude grants the OHOA perpetual rights to use and occupy the area for access control and security functions. These rights:

- cannot be changed without written agreement from both the OHOA and the landowner; and
- remain binding on all future owners of the underlying property.

These rights ensure stable, long-term operational control of the estate entrance.

Proposed Amendment to the Servitude

While the current servitude grants the OHOA the right to use the area, it does not explicitly grant the right to upgrade, improve, or alter gate infrastructure. To protect the OHOA's investment and avoid future ambiguity, an amendment is proposed to formally grant the OHOA the right to:

- construct, upgrade, and maintain gate structures and security systems;
- undertake improvements within the servitude area;

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This amendment would be registered as an additional servitude or supplementary agreement, providing clear, permanent legal authority for the OHOA to manage and upgrade the gate infrastructure.

5. Why This Upgrade Is Necessary

- Reduces traffic delays and improves resident convenience.
- Strengthens estate security in line with professional risk assessments.
- Modernises an ageing, high-risk access point.
- Ensures operational continuity within a legally protected servitude area.
- Enhances the estate's visual appeal and long-term property value.

6. Recommendation

The Trustees recommend member approval of the Main Gate Upgrade and the associated project budget to ensure that Oubaai's entrance remains secure. Please refer to the motion and resolution for a vote by the members at the meeting.



EXECUTIVE SUMMARY – INTERNAL ACCESS GATES UPGRADE

1. Purpose of the Upgrade

The Internal Access Gates Upgrade forms part of the Oubaai HOA's ongoing initiative to improve traffic safety, emergency access compliance, and operational efficiency at key estate entry points. Two areas are affected: the Clubhouse Boom Gate and the Lifestyle Centre Boom Gate.

2. Clubhouse Boom – Required Regulatory Upgrade

The structure at the Clubhouse Boom Gate must be upgraded to comply with regulatory requirements for emergency vehicles, specifically:

- **Raising and replacing the roof structure** to provide the vertical clearance required for fire trucks and other emergency vehicles. The weatherproof roof structure is to shield security personnel, equipment, and users from adverse weather.
- **Increasing the width of the access lane** to ensure compliant manoeuvrability under emergency conditions.
- **Realigning the boom and access lane** in line with the security building to create adequate space for safe vehicle passage.
- **Eliminating traffic obstruction** by creating additional stacking distance so that vehicles no longer stop or queue in the traffic circle.

These upgrades are essential to ensure unobstructed access for emergency response and to improve overall traffic flow through the Clubhouse access point.

3. Lifestyle Centre Boom – Weather Protection Upgrade

The Lifestyle Centre Boom Gate requires a smaller-scale intervention focused solely on improving operational reliability:

- **Installation of a weatherproof roof structure** to shield security personnel, equipment, and estate users from adverse weather.

No structural regulatory realignment is required at this location.

4. Purpose of the Upgrade

Together, these upgrades aim to:

- Enhance emergency access compliance in line with applicable standards.
- Improve traffic flow and safety at two high-usage estate access points.
- Provide greater protection for security staff and electronic access-control systems.
- Create long-term functionality and resilience of the estate's internal access infrastructure.

5. Recommendation

The Trustees recommended that members approve the Internal Access Gates Upgrade as presented.

This project is essential to:

Achieve regulatory compliance for emergency-vehicle access at the Clubhouse Boom, Improve safety and traffic efficiency within the estate, and provide reliable, weather-protected access-control operations at the Lifestyle Centre Boom. Please refer to the motion and resolution for a vote by the members at the meeting.



MOTIONS FOR MEMBER RESOLUTION FOR APPROVAL OF CAPITAL PROJECTS

The Oubaai HOA requires approval for capital expenditures related to infrastructure improvements and/or replacements. The Board of Trustees (BOT) has reviewed and recommends the following capital projects, along with their associated budgets, for approval by the members.

1. CAPITAL EXPENDITURE RESERVE PROJECTS

MOTION 1 FOR RESOLUTION – MAIN GATE UPGRADE PROJECT

WHEREAS the Main Gate no longer meets operational requirements and requires upgrades to improve traffic flow, security, safety, and infrastructure;

WHEREAS the proposed upgrade includes an additional exit lane, repositioned booms, weather-protective roofing, a turning bay, new signage, and a security enclosure;

WHEREAS the Quantity Surveyor has estimated the total project cost at **R3,557,500**;

WHEREAS the Main Gate is located within a servitude area in favour of the HOA, and an amendment or supplementary servitude is required to formalise the HOA's rights to upgrade and maintain infrastructure within this area;

WHEREAS the Main Gate Upgrade **cannot proceed unless KSK Oubaai International (Pty) Ltd., as owner of the servient property, accepts and agrees to the required servitude amendment.**

IT IS HEREBY RESOLVED THAT:

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1. The members approve the Main Gate Upgrade Project as detailed in the EGM documentation, including all structural, security, traffic-flow, and aesthetic improvements.
2. The members approve the allocation of R3,557,500 as the project budget for the Main Gate Upgrade, based on the Quantity Surveyor's estimate and subject to final cost efficiencies in the refined design.
3. The members authorise the amendment of the existing servitude (Notarial Deed K565/2018S) or the registration of an additional servitude, to explicitly grant the Oubaai HOA the rights to:
 - o construct, upgrade, alter, and maintain all gate structures and security infrastructure;
 - o undertake improvements within the servitude area;
4. It is expressly resolved that the Main Gate Upgrade Project may only proceed once KSK Oubaai International (Pty) Ltd. has formally accepted and agreed in writing to the required servitude amendment or supplementary servitude.
5. The members authorise the Board of Trustees to appoint all necessary professional service providers, contractors, and consultants in accordance with the Association's procurement requirements.
6. The members authorise the Trustees and/or management to sign all agreements, applications, contracts, and documentation required to implement the Main Gate Upgrade and to give effect to this resolution once the condition in Clause 4 has been fulfilled.

MOTION 2 FOR RESOLUTION: INTERNAL ACCESS GATES UPGRADE

WHEREAS the Clubhouse Boom must be upgraded to comply with regulatory requirements for emergency vehicles, specifically requiring the roof structure to be replaced for weather protection and be raised, and the lane width increased to accommodate a fire truck;

WHEREAS the upgrade at the Clubhouse Boom further requires the gate to be moved in line with the security structure, thereby creating sufficient space for emergency-vehicle access and preventing vehicles from stopping in the turning circle;

WHEREAS the upgrade at the Lifestyle Centre Boom requires only the installation of a roof structure for weather protection;

WHEREAS the Capital Budget allocates **R1,300,000** for the Internal Access Gates Upgrade Project;

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IT IS HEREBY RESOLVED THAT:

1. The members approve the Internal Access Gates Upgrade Project at an estimated project cost of R1,300,000, including:
 - o raising the Clubhouse Boom Gate roof structure and widening the lane to meet fire-truck and emergency-vehicle regulations;
 - o repositioning the Clubhouse Boom Gate in line with the security structure to create adequate vehicle clearance and prevent traffic obstruction at the turning circle;
 - o installation of a weatherproof roof at the Lifestyle Centre Boom Gate.
2. The Trustees are authorised to appoint the necessary professional service providers and contractors and to sign all documentation required to implement the project.

MOTION 3 FOR RESOLUTION: BENCHES IN PARKS

WHEREAS four new benches are required in parks to include seating where none has been provided;

WHEREAS the Capital Budget allocates **R10,000** to this project;

IT IS HEREBY RESOLVED THAT:

The members approve the purchase and installation of four benches at various parks at a cost of **R10,000**.

MOTION 4 FOR RESOLUTION: BINS AT PARKS & HERITAGE TRAIL

WHEREAS additional waste bins are required throughout the parks and the Heritage Trail to support cleanliness, environmental management, and resident use;

WHEREAS the specification for these bins requires composite material to ensure long-term durability and monkey-proof design to prevent tampering and litter disruption;

WHEREAS the Capital Budget includes **R200,000** for the procurement and installation of 30 bins;

IT IS HEREBY RESOLVED THAT:

The members approve the purchase and installation of 30 composite, monkey-proof bins at a cost of R200,000 for use across the parks and the Heritage Trail.

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MOTION 5 FOR RESOLUTION: GRASS BRICKS/PAVING FOR ACCESS ROADS TO SEWER SUMP STATIONS

WHEREAS access roads need to be developed to the sewer transfer stations to facilitate maintenance and repairs with vehicles weighing up to 3 tons;

WHEREAS the use of grass bricks is proposed to minimise visual impact;

AND WHEREAS the remaining grass-paved road sections at F-Stations need to be completed.

IT IS HEREBY RESOLVED THAT:

The members approve the completion of the grass-paved road sections at F-Station at a cost of **R200,000**.

MOTION 6 FOR RESOLUTION: PARKING BAYS (MOUNTAIN VIEW & HILLTOP)

WHEREAS additional parking is required at Mountain View and Hilltop play areas to meet resident usage demands;

WHEREAS the Capital Budget includes **R140,000** for the construction of nine paved parking bays;

IT IS HEREBY RESOLVED THAT:

The members approve the construction of nine paved parking bays at a cost of **R140,000**.

2. CAPITAL IMPROVEMENT/REPLACEMENT RESERVE PROJECTS

MOTION 7 FOR RESOLUTION: STRETCH TENT (TREE TOPS)

WHEREAS the stretch tents at the Tree Tops area require replacement;

AND WHEREAS the Capital Budget allocates **R125,000** for this item;

IT IS HEREBY RESOLVED THAT:

The members approve the purchase and installation of the stretch tents at a cost of R125,000.

MOTION 8 FOR RESOLUTION: BOOM GATES (LIFESTYLE (2 FOR UPGRADE), MAIN GATE (3 UPGRADE & 1 NEW), CLUBHOUSE (2 UPGRADE))

WHEREAS several boom gates across the estate require replacement or upgrading;

WHEREAS the Capital Budget includes **R410,000** for eight boom gates;

IT IS HEREBY RESOLVED THAT:

The members approve the replacement and installation of 8 boom gates at a cost of **R410,000**.

MOTION 9 FOR RESOLUTION: SPEED BUMPS (3)

WHEREAS the last 3 concrete speed humps need to be replaced by paved speedhumps

WHEREAS all three are showing signs of damage; Capital Budget allocates **R50,000** for three speed bumps;

IT IS HEREBY RESOLVED THAT:

The members approve the installation of three speed bumps at a cost of **R50,000**.

MOTION 10 FOR RESOLUTION: PURCHASE OF (3) LAPTOPS AND (3) AIR CONDITIONERS

WHEREAS three computers need replacement due to end-of-life equipment;

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WHEREAS the Capital Budget includes **R60,000**;

WHEREAS three air conditioners need replacement due to end-of-life equipment;

WHEREAS the Capital Budget allocates **R50,000**;

IT IS HEREBY RESOLVED THAT:

The members approve the purchase of three laptops at a cost of **R60,000** and three air conditioners at a cost of **R50,000**.

IT IS FURTHER RESOLVED THAT the management and/or designated officers of the Company be and are hereby authorised to take all necessary steps to implement the above capital projects and to execute any agreements or documentation required in connection therewith.



EXECUTIVE SUMMARY - LIFESTYLE CENTRE PROPOSAL

Progress Update, Financial Position & Next Steps

1. Background

The Lifestyle Centre (LSC), owned by KSK Oubaai International (Pty) Ltd (KSK), was closed on 5 February 2025 due to its condition. Members have consistently expressed a need for the restoration of recreational, fitness, and social amenities at Oubaai.

In response, the Oubaai HOA (OHOA) has undertaken a structured negotiation and financial modelling process to explore a feasible redevelopment of the Lifestyle Centre under an agreement that protects members' financial interests.

2. Process Followed to Date

2.1. Development of the Proposal

A Subcommittee was established to assess the scope of work, develop a financial model, and negotiate potential terms with KSK.

The proposal submitted to KSK includes:

- Full refurbishment of the Lifestyle Centre
- New padel court, renovated tennis/squash courts
- Heated pool
- Gym with new equipment
- Convenience and social spaces
- A long-term lease structure
- KSK funds the capital upgrade, with the OHOA paying a monthly return on investment
- OHOA runs and operates the LSC ensuring a quality experience of the facilities

2.2. Financial Modelling

The total owner investment proposed is up to **R10,700,000**- The OHOA and its members will NOT be making any capital contribution. KSK will fund 100% of the improvements. A monthly return on investment obligation will be required based on an agreed percentage.

The Subcommittee modelled all operational costs, the return on investment obligation, and expected income, and calculated the required levy contribution.

3. Updated Position: 10% Capped Return on Investment

KSK will be presented with an alternative funding structure in which the return on investment is capped at a maximum of 10%.

How this affects members:

- Annual return to KSK at 10%:** R1,070,000- per annum
- Number of contributing members:** 450

Resulting Levy per Member (at 10% capital return and all OHOA LSC associated operating cost): Up to R400 per member per month

This reflects the *maximum* levy impact and forms part of the proposed negotiation limits.

4. Member Mandate Is Required

The OHOA requires a mandate to:

1. Continue negotiations with KSK based on the capped 10% return model and OHOA running the facility.
2. Ensure the final agreement does not exceed:
 - 10% return to KSK; and
 - R400 per member per month levy
3. Proceed with drafting a full agreement *only if* these limits are secured.
4. Return the final negotiated agreement to members for approval at the next AGM (75% Special Resolution required).

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No binding agreement will be entered into without member approval at a future AGM or EGM and understanding the OHOA's legal rights with respect to the LSC.

MOTION FOR RESOLUTION – LIFESTYLE CENTRE NEGOTIATION MANDATE

WHEREAS Members of the Oubaai Homeowners Association ("the Association") require access to recreational, wellness, and social facilities historically provided at the Lifestyle Centre;

WHEREAS the Board of Trustees ("the Board") has engaged in preliminary negotiations with KSK Oubaai International (Pty) Ltd ("KSK"), the owner of the Lifestyle Centre property, regarding a potential upgrade and reopening of the facilities for the benefit of Members;

WHEREAS the proposal discussed with KSK is based on the principle that the Association and its Members will NOT be making any Capital contribution, and that 100% of the Lifestyle Centre improvements will be paid for by KSK and that the Association will run the LSC operations;

WHEREAS the financial modelling prepared demonstrates the levy impact, the Association proposes further negotiation with a cap of 10% payable to KSK on their capital outlay;

WHEREAS the Board requires a formal member mandate to continue negotiations within clearly defined financial limits and to prepare a draft agreement to be presented to Members for approval;

IT IS HEREBY RESOLVED THAT:

1. The Members grant the Board of Trustees a mandate to continue negotiations with KSK regarding the proposed Lifestyle Centre upgrade strictly in accordance with the following conditions:

a. No Capital Contribution:

The Association and its Members shall NOT make any capital contribution. KSK shall fund 100% of the Lifestyle Centre improvement costs.

b. ROI Cap:

The Board may only negotiate within a maximum 10% return on investment payable to KSK on their capital contribution.

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c. Levy Cap:

The Board may not agree to any proposal that results in a monthly levy exceeding the amount presented to Members at the EGM dated 19 February 2026, i.e. R400 per member per month, including the Association operational costs.

2. No binding agreement will be entered into without member approval at a future AGM or EGM and understanding the Association's legal rights with respect to the LSC.
3. The Board is authorised to engage professional advisors as required during negotiations, provided that no financial commitments bind the Association before Member approval by Special Resolution of the final agreement.
4. The Board is authorised to keep Members informed of material developments throughout the negotiation process.



PROXY FORM

I/We, _____ the registered owner of Erf or
Village Unit no. _____, being a Member of the Oubaai Homeowners
Association hereby appoint:

_____ of _____ failing
him/her:

_____ of _____ failing
him/her:

as my proxy to vote for me and on my behalf at the 2026 Extraordinary General Meeting of the
Association to be held on **19 February 2026** or at any adjournment thereof as follows:

Item	In favour	Against	Abstain
1. Motion to Approve the Operational Budget & Levy for 2026/2027.			
2. Motion to Approve the Village Defined Budget & Levy for 2026/2027.			
3. Motion to Approve the Capital Expenditure Budget Items for 2026/2027:			
3.1. Approval of the Main Gate Upgrade Project (R3,557,500), as per the executive summary, proposed motion and resolution, subject to KSK Oubaai International's acceptance of the required servitude amendment.			
3.2. Approval of the Internal Access Gates Upgrade (R1,300,000), as per the executive summary, proposed motion and resolution.			

Item	In favour	Against	Abstain
3.3. Approval of four benches for parks at a cost of R10,000.			
3.4. Approval of 30 composite, monkey-proof bins (R200,000) for installation across parks and the Heritage Trail.			
3.5. Approval to complete grass-paved access roads to sewer stations (R200,000).			
3.6. Approval of nine paved parking bays at a cost of R140,000.			
3.7. Approval for the purchase and installation of stretch tents at a cost of R125,000.			
3.8. Approval for replacement/installation of 8 boom gates (R410,000).			
3.9. Approval to replace three concrete speed humps with paved speed bumps (R50,000).			
3.10. Approval to purchase 3 replacement laptops (R60,000) and to replace 3 air-conditioning units (50,000).			
4. Motion to approve the Lifestyle Centre – Board Mandate That the Members authorise the Board of Trustees to continue negotiations with KSK on the Lifestyle Centre upgrade, as per the proposed motion and resolution.			

Signed this _____ day of _____ 2026.

SIGNATURE _____

Registered Member of the Association

Please complete the return before 09h00 on 17 February 2026 by emailing info@oubaaihoa.co.za or hand-delivering to the Oubaai Hoa office, as we will need time to verify the correctness and capture to proxies to obtain live voting results.