



## **MOTIONS FOR MEMBER RESOLUTION FOR APPROVAL OF CAPITAL PROJECTS**

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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.