

IMPORTANT NOTICE TO ALL SOUTHBROOM RATEPAYERS

Version control: original 2020. Edited by JP 8 August 2023. EA 14 August 2023. EA 16 Aug 2023

TO: OWNERS OF PROPERTY IN SOUTHBROOM

**FROM: SOUTHBROOM PROPERTY OWNERS ASSOCIATION NPC
(2003/027101/08)**

22 August 2023

If you are a ratepayer in Southbroom, then you are automatically a member of the Southbroom Property Owners Association (SPOA).

It is vital that our database is up-to-date: if you are not a Southbroom ratepayer or if you know of anyone who should be on the list, please email Jackie Pratt: admin@southbroom.org

The SPOA is the non-profit company (Section 10 - Schedule 1) that manages the Southbroom Urban Improvement Precinct (UIP). It is the community initiative that delivers the dedicated policing services to Southbroom and is funded by a Special Levy of R164.64 per month (for 10 months) that all ratepayers pay via the municipal assessment rates system.

Most important to Southbroom is the continuation of the highly successful sector policing initiative which has reduced housebreaking from totally unacceptable levels before 2003 to almost zero in 2023. Your levy currently pays for constant patrol of Southbroom by the appointed security company, SAPS reporting office, reservists, vehicles, digital cameras and the monitoring thereof and all related expenses.

To date, the Special Levy has increased at an average of 5,6% per annum. It started off at R600 p.a. and is now R1,646.40 p.a. The municipal services enhanced to date have been Protection Services and, on an ad hoc basis, road maintenance and urgent water reticulation repairs via the Southbroom Ratepayers Association.

The SPOA was formed in 2003 following a majority vote of all Southbroom ratepayers. The updated Memorandum of Incorporation can be viewed at www.southbroom.org where you can navigate to the document via 'Community Initiatives' and then via 'Urban Improvement Precinct'. This is the legal framework that protects your interests and ensures democratic decision making. In short, it makes provision for the company to enhance any municipal service or municipal infrastructure, provided that all members are properly informed and the majority of members present at a meeting vote in favour of the proposal.

The SPOA is led by eight directors. Six directors are ex-officio: the chair and vice chair of the Community Policing Forum, the chair and vice chair of the Southbroom Ratepayers Association and the chair and vice of the Southbroom Conservancy. Two members are nominees of Southbroom ratepayers and are voted on at the SPOA AGM. The chair and vice chair are appointed by the board at the first meeting after the AGM.

The company directors are currently:

- Eric Annegarn (chair) and Brian Dick (security) – Southbroom Ratepayers Association
- Bruce Burt (vice chair and legal) and Gerhard Uys (finance) – additional members voted at the SPOA AGM
- Bennie Kruger and Johan Labuschagne – Southbroom Community Policing Forum
- Anne Skelton and John Pole – Southbroom Conservancy

Jurie Snyman is seconded as the accountant and reports to Gerhard Uys.

The auditors, nominated for reappointment, are:

- Chantel Elliott & Company

RNM provides oversight via the elected ward councillor and its finance committee. The board is required to provide RNM with copies of the annual budget and audited annual financial statements.

In case you cannot attend a members' meeting where decisions will be taken, the Memorandum of Incorporation makes provision for proxy votes. It also ensures that annual levy increases may not exceed the National Treasury Guideline for assessment rates unless approved by a majority of members at a general meeting and by RNM.

The SPOA, SRA and CPF AGMs are held annually, one after the other on the same day.

Notice has been given and is repeated here, that this year's collective Annual General Meetings will be held at:

- the Southbroom Golf Club at 10h00 on Monday 4th September 2023

The SPOA voting matters this year will be the appointment of two directors, appointment of auditors, and the levy increase for year starting July 2024:

- The levy increase will be equal to the general percentage increase in Assessment Rates but may not exceed 10%.

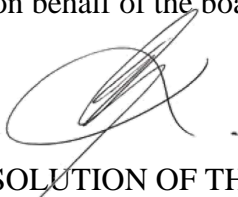
For the year starting July 2023 the levy has remained unchanged at R164.64 (same as 2022/2023).

Substantial changes to the levy require 51% assent of ratepayers in a quorate general meeting; as well as approval by RNM. It is the intention to call a special general meeting in late 2023 to propose an increase in the UIP levy to enable a substantial enhancement of municipal services for the benefit of all Southbroomers. More details will follow.

Please address any correspondence to: admin@southbroom.org or eric@cza.co.za

We thank you for being invested in Southbroom and assure you of our continued commitment to keeping you safe in Southbroom.

Signed on behalf of the board by Eric Annegarn: Chairman



BY RESOLUTION OF THE BOARD: SOUTHBROOM PROPERTY OWNERS ASSOCIATION