

Chairmans report 2024

I take pleasure in penning this report for the 2024 year. THE past few AGM's were delayed because of loadshedding and other factors, so this year's will take place on 7th of May, a mere five months since the last AGM, this as we attempt to secure the meeting within the regulatory six months as stipulated in the constitution.

At the last AGM, we parted ways with Johan De Kock as trustee for compliance as well as Max Irlé as Chairman and introduced Nardo Swart into the role of trustee for architecture and I have assumed the chairman's role.

Trustees are thin on the ground and we are, now, at the lowest possible allowable limit per the constitution and I therefore sincerely hope that we receive a few proxies from owners willing to offer their time and expertise in managing our estate.

Finance

Despite numerous operational challenges we managed to achieve a small surplus of R22 848 in the current year, this against an original budget of R20 400.

The numbers would have been significantly better had we not suffered from a series of burst water pipes that we estimate to have cost the estate more than R50 000 in the reporting period. This amount has been incurred despite numerous additional safe guards introduced onto the estate.

The 2025 budget, which has been based on a 10% increase in the levy effective, 1 September 2024, should leave us with a surplus of R43 625.

The budget does make provision for further burst water pipes and a R36 400 spend on additional meters being installed to measure common area consumption by zones.

The above, necessary to assist in earlier detection of leaks, that at times, can take up to 90 days to reach the surface, thereby causing untold financial losses.

We are mindful that the 10% increase is above current inflationary trends, but on an aging estate these increases are going to be the norm going forward.

Draw comfort in the fact that the trustees make every effort to monitor costs and negotiate best contractor prices to save the pennies.

The detailed budget and a comparative performance for last year is attached to this report.

Compliance

There are no rule updates this year and it has thankfully been very quiet on the compliance front.

Owners are reminded to always consult the rules and our constitution before tackling any major projects and to bear in mind that the Van Riebeeckshof rules and constitution are also applicable. If in doubt, please address queries with Nolands or with any of the trustees.

For the benefit of all, our website carries all the latest rules.

Security

The most important aspect to life on our estate is a well-functioning security setup and in my many years of living on the estate, never has security functioned as well.

We are indeed privileged to have the quality of guards we enjoy, professional, friendly, and always willing to accept additional responsibilities when called upon to do so.

The security portfolio is the most difficult to manage and the estate is indebted to Bian for ably managing this time-consuming portfolio. We are also most fortunate to have Jan as the senior guard and a bunch of long serving guards that have become part of the La Veritas family, namely Siya (Masé), Thulani and (Someleze) May.

The team is ably backed up by Zone and CDF with both contracts extended for a further year.

Last year, additional high-resolution security cameras and panic buttons were installed and two of the fingerprint scanners were also replaced. Furthermore, infrastructure was installed to provide for an additional security camera to monitor the fence along the green belt behind La Veritas.

In addition, to cope with the higher stages of loadshedding, new Lithium batteries were installed to ensure that even at stage 6 and beyond, we have a fully functioning security setup.

The last of the problematic gate motors was also replaced in the last financial year.

Thankfully, no further investments are required this year, although we are mindful that security is an ever-evolving sphere that needs to be constantly focused on.

Environment

The significant investment into the gardens has lifted the look and feel of the estate and added to the overall quality of life for all. We have a dedicated team of ladies that continue to add value and we as owners we are thankful for all the time and effort.

As mentioned at the last AGM, all the common area lights are now on dedicated timers, allowing us to adjust light times to save on costs. The municipal supply has also been shifted to prepaid, thereby giving us full control of the spend.

Traffic lines were also painted and thought is being given to potentially repainting the roads in the next 12 months.

However, the single biggest risk on the estate remains the problematic and aging water infrastructure.

As previously mentioned, we suffered three major water leaks in the last twelve months, outside units 38, 56/57 and 87.

The installation of additional cutoff valves breaking the estate into zones has saved significantly on water costs allowing the estate to only switch off and drain zones rather than the total estate.

The problem remains the early detection of possible leaks and to this end we have introduced additional meters for the collection of water consumption data. Monitoring will provide the data to focus on problematic areas and allow the team to immediately action preventive plans. R36 400 was spent on this infrastructure, with the costs coming through in the March 2024 numbers.

LAVERITAS E·S·T·A·T·E

Architecture

We have enjoyed an influx of new owners to the estate in the last year or so and it has been most pleasing to note the significant monies that have been poured into renovations, a good sign that the estate is considered as a desirable investable destination.

Most owners have also painted their houses according to the new colour chart and a reminder that all must be compliant by March 2025.

Conclusion

It takes a dedicated team to manage an estate like ours and to this end I need to thank Gerrit our estate manager for all the effort and running around he does.

Elca for so capably managing the huge administrative burden in managing the movements on the estate.

At Nolands, Anel and Dorene provide an unbelievably professional interface with trustee and owners, thank you.

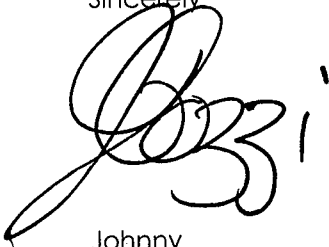
To my fellow trustees, Bian and Nardo, really appreciate your dedication and time spent on the cause.

Then to Max, resigned as trustee and chairman last year, but continues to work behind the scenes in guiding the estate towards the incredibly high standards he wants us all to aspire to. Max, your guidance and wisdom are much appreciated.

Then finally to you as owners, thank you for always taking the trustee concerns on board, for following the rules and genuinely caring for the estate. Without your buy-in life of us as trustees would be impossible.

Looking forward to taking this conversation further at the AGM on 7 May.

Sincerely

A handwritten signature in black ink, appearing to be 'Johnny', written in a cursive style.

Johnny
Chairman
LVHOA