

VAN RIEBEECKSHOF VALLEY

NON-PROFIT COMPANY



MINUTES OF THE ANNUAL GENERAL MEETING HELD AT THE OUDE WESTHOF RETIREMENT VILLAGE CLUBHOUSE AT 17H30 ON 16 SEPTEMBER 2026

Present:

Directors:

Mr. Emil Scheepers
Ms. Marlene Janse van Vuuren
Mrs. Anel Botha
Mrs. Nelia Orlandi
Mrs. Christine Tubb

Anel Van Wyk – representing CapeCore Property Management

Guest:

Mr. Arndt Mittendorf (Welgemoed Safe)
Mrs. Monique du Toit (Protea Valley Residents Association)
Mrs. Nicolene van Niekerk (Van Riebeeckshof Masters HOA)
Mrs. Flipsje Kooy-Grobbelaar (Kanonberg HOA)
Mrs. Rozaline Kolbe (Oude Westhof Masters HOA)
Mr. Leon Badenhorst (Oude Westhof Masters HOA)

Apologies:

Mrs. Ronel Viljoen (Ward Councillor) and Mr. Morne Viljoen (Oude Westhof Masters HOA)

1. Welcome

The Chairperson, Nelia Orlandi, welcomed everyone present.

2. Quorum confirmation

As a quorum was present the meeting was duly constituted and could proceed.

3. Confirmation of the minutes of the previous Annual General Meeting held on 02 October 2025.

The members present approved the minutes of the previous AGM.

Proposed: Emil Scheepers

Seconded: Marlene Janse van Vuuren

4. Chairperson's Report

The Chairperson's report, prepared by Mrs. Nelia Orlandi, was circulated prior to the meeting and discussed. (See separate document: 2026 Chairperson's Report.)

The following resignations were noted, as these directors had completed their three-year terms of directorship and were required to resign in accordance with the MOI:

Mrs. Nelia Orlandi
Mrs. Anel Botha
Mr. Emil Scheepers

5. Approval of the Audited Financial Statements for the year ended 30 June 2026

The audited Annual Financial Statements were tabled for discussion.

It was noted that the financial year ended with a surplus of R50,213.00, and accumulated reserves of R294,341.00 will be carried forward to the new financial year. The surplus was due to security projects that could not be completed during the 2026 financial year and will be carried over to the new financial year for security upgrades.

The members present approved the 2026 Annual Financial Statement.

Proposed: Emil Scheepers

Seconded: Nelia Orlandi

6. Approval of the budgeted Income and Expenditure for the financial year ending 30 June 2027

The budget was tabled for discussion. Nelia Orlandi advised that minor changes had been made to the budget after the actual figures were received from the auditors the day prior to the meeting.

The increase in expenses remains at 4.5% of the actual expenditure for the 2026 financial year, except for Eden Landscaping, which has increased by 7%.

As no objections were raised, the budget was approved.

7. Approval of annual business plan

The principles of the Business Plan remain unchanged, with the company's four focus programmes continuing as before.

The 2027 budget will be included, and the aerial view showing the placement of the cameras will be removed, as it poses a security risk to the area.

Nelia Orlandi will update the Annual Business Plan accordingly and send it to Anel van Wyk to update the website.

8. Appointment of auditors for the year ending 30 June 2026

It was agreed by all members present not to appoint IJ Smith & Co. for the 2027 audit due to the high cost and delay experienced with the 2026 audit.

Anel van Wyk will obtain alternative quotations from auditors for the 2027 audit.

9. Resolutions

The following resolutions were approved and signed.

- Approval of the Audited Financial Statements for the year ended 30 June 2026
- Approval of the Annual Business Plan for the year ended 30 June 2027
- Approval of the Budget for the year ended 30 June 2027

10. Appointment of new directors

Marlene Janse van Vuuren (Van Riebeeckshof Masters HOA) will remain a director for the forthcoming year.

The following new directors were nominated and duly elected:

Flipsje Kooy-Grobbelaar – nominated by Kanonberg HOA
Rozaline Kolbe – nominated by Oude Westhof Masters HOA
Leon Badenhorst – nominated by Oude Westhof Masters HOA
Nicolene van Niekerk – nominated by Van Riebeeckshof Masters HOA

Emil Scheepers advised that he currently serves as the ward representative at municipal meetings and that a new representative must be nominated after the municipal elections.

11. General

The directors were thanked for their time and effort in ensuring the smooth operation of Van Riebeeckshof Valley NPC.

Special thanks were extended to Nelia Orlandi for all her time and effort in preparing and updating the governing documents.

12. Closure

As there was no further business to be discussed, the meeting closed at 18h20.