



JACKALBERRY RIDGE SHARE BLOCK LIMITED
(Registration No.: 2001/007089/06)

Draft MINUTES OF THE ANNUAL GENERAL MEETING
HELD AT THE BRYANSTON COUNTRY CLUB, 63 BRYANSTON DRIVE, BRYANSTON
ON THURSDAY, 7th SEPTEMBER 2017 AT 13H30

DIRECTORS PRESENT:

| | | |
|--------------|------|----------|
| R W. Dickson | (WD) | Chairman |
| D.I. Gordon | (DG) | Director |
| N. Wilkens | (NW) | Director |
| B.S. Dickson | (BD) | Director |

OWNERS IN ATTENDANCE:

Mr & Mrs M. Ledger
Mr & Mrs A.P. van der Walt
Mr. C. Kotze

By Invitation:

| | | |
|-------------|------|--|
| L. Verhoog | (LV) | Resort General Manager |
| S. Angel | (SA) | Financial Manager |
| A. Lawrence | (AL) | P.A. to Weston Dickson to minute the meeting |

Representing Leisure Options:

D. Cooper
N. Zaphiropoulos
E. Gravett
L. Brennan
M. Mehlumakulu
N. Tavaría

WELCOME:

The Chairman welcomed everyone to the meeting and informed that due notice for the meeting had been given and, as a quorum was present, called the meeting to order.

Proxies were received, noted and recorded from:

| | |
|------------------|---|
| G.M. Weidemann | for the Chairman |
| R. Pienaar | for the Chairman |
| Wilkens N. Trust | for N. Wilkens failing him the Chairman |
| Blymoedig Trust | for N. Wilkens failing him the Chairman |

Apologies were received, noted and recorded from:

De Klerk Trust



A. Oberholzer
J.M.P. Cornelius
G.M. Weidermann
C.P. de Jager
R. Pienaar

CONFIRMATION & APPROVAL OF MINUTES OF THE PREVIOUS ANNUAL GENERAL MEETING – Resolution 2

The Chairman informed that these minutes were from the previous Annual General Meeting held on the 16th August 2016, and had been circulated prior to the meeting within the required 21 days' notice period. The Chairman stated, with permission from those present, that the minutes be confirmed and accepted as a true reflection of the meeting. As no queries or corrections were raised, a motion to approve the minutes was made by NW and seconded by BD.

MATTERS ARISING FROM THE PREVIOUS MEETING

The Chairman reported that there were no matters arising from the previous meeting for discussion.

THE MANAGER'S REPORT

The Chairman informed the Manager's Report could be found on page 4 of the Annual Financial Statements booklet provided.

The Chairman addressed some of the updates and activities on the resort:

The Chairman reported occupancy levels on the two campsites have picked up encouragingly and are contributing to the resort levies, even though they are not always utilised.

Sidney Angel (SA) confirmed that the levy amounts are approximately R10 000 a month, which equates to R2 500 a week.

The Chairman informed the problems experienced in the past with the Eskom accounts have finally been rectified.

The Chairman informed that he is confident the occupancy levels for this resort to date are fairly encouraging, with an average of 59%.

The Chairman reported that the tents on this resort are approximately 16 years old and management has begun a refurbishment program, with tent 2 being the first of the tents to be redone on a trial basis.

The Chairman informed that this tent is due to be completed by 22nd September 2017 and management eagerly await feedback from guests with regard to the changes and adjustments.

The Chairman informed a special levy of approximately R100 to R150 per month for tent refurbishments could be introduced over a period of three years to cover costs, but management await the response to the first tent refurbishment before going ahead with the remainder of the tents.

The Chairman reported that maintenance is ongoing at the resort, with the plunge pools due to be redone and repainted by end of this year.

The Chairman informed that the roads continue to be well maintained on the resort.

The Chairman informed that the General Manager, Leonie Verhoog (LV) has introduced a 'get to know the management' gathering, that takes place on a Tuesday or a Wednesday, by providing a fire for guests to bring and braai. The Chairman mentioned that this has proved to be quite successful.

The Chairman informed that the resort had experienced sufficient rainfall this year, the dam built on the resort managed to retain water for some time, but has since dried up during the winter months.

The Chairman reported that a new online booking system has been introduced at the resort for owners to contact the resort with how they wish to handle their bookings and accommodation. The system is still at installation stage and due to be fully operational within the next few days. This will



mean that the resort is directly integrated with our Head Office in Bryanston so staff from both entities will be able to make and control bookings for the resort. Levy collection and rentals will be assisted further by direct communication with owners from the resort side.

The Chairman was pleased to report that through feedback from our 'e' Guest surveys guests complete on check out is showing an average score of 93.6%, this is incredibly high and congratulated Leonie, Carly and their team for the hard work that has achieved this impressive scoring.

The Chairman informed that a company called Energy Resource Optimizers has been enlisted to assist with energy consumption on the resort. Their reports are sent monthly.

The Chairman warned owners to be extremely vigilant with regard to malaria prevention as the death of one gentleman, who had visited the Mjejane Bush Camp, had been reported.

The Chairman informed that there are quite a number of weeks at Jackalberry Ridge available for resale and that there is a list of the weeks on site for anyone who is interested.

The Chairman informed of the rental pool that is being used to rent out weeks with outstanding levies, in order to try to recover some of the arrears.

The Chairman informed that Jackalberry Ridge was once again awarded the RCI Gold Crown Status. The Chairman extended his congratulations to LV and her team for this achievement.

ANNUAL FINANCIAL STATEMENTS – Resolution 3

The Chairman took the meeting through the Financial Statements on pages 16 and 17.

He pointed out a small surplus of R148 000, which was after having to write off bad debts that equated to R189 000 and last year's R136 000 and was pleased to announce the other costs being in line with last year and slightly less than the previous year's expenses.

The Chairman informed a budget is to be finalised early in November 2017 with every effort to keep costs as low as possible, whilst maintaining standards on the resort.

The Chairman informed the Balance Sheet showed just under a million rand in reserves, levy debtors are at R240 000, after making provisions and writing off the R160 000 in the income statement.

The Chairman informed that management accounts are produced once a month and distributed amongst the directors. The directors meet three to four times a year to maintain a level of transparency with regard to the accounts.

The Chairman invited any questions or clarifications to the statements; as there were none the Chairman proposed they be adopted and accepted, Mr. Ledger seconded the motion.

APPOINTMENT OF AUDITORS – Resolution 4

The Chairman informed that L G Edwards have been conducting the audit for Jackalberry Ridge for a number of years and perform their duties well; their audit fee of R29 000 is reasonable compared to what would be charged if one of the larger firms was used. Management Accounts are sent out to the Directors on a monthly basis, which helps to identify any queries and resolve them timeously.

The Chairman proposed the reappointment of L G Edwards along with approval of their audit fee, this motion was seconded by Mr. Ledger and Mr. Kotze and unanimously accepted.

ELECTION OF DIRECTORS – Resolution 5

The Chairman informed that the current directors, R W Dickson, D I Gordon, N Wilkens and B S Dickson are prepared to stand again as directors for the ensuing year and extended an invitation to the floor for anyone who would like to join them; as no other nominations were received, they were unanimously re-elected.

INSURANCE – Resolution 6



The Chairman invited Brent Dickson (BD) to address the meeting regarding insurance values for 2017, who informed that the tents had been valued at just over R25 million, based on refurb costs, contents are valued at around R150 000 per Unit. There is Business Interruption insurance cover and Public liability cover of R50 million, with Professional Indemnity for all the directors, as well as fidelity cover in case of theft of money.

GENERAL

The Chairman invited from the attendees any other business for discussion.

Mr. Ledger enquired as to how the upgrade and replacement of the tents is scheduled to be handled. The Chairman responded that it is to be planned over a period of three years, with careful consideration of the peak periods and school holidays etc., as well as confirmation from those owners who may not be using their week during this time, they would not be expected to pay their levy for that month that the tent is to be out of order, with everyone to be accommodated as best as possible during this time.

Mr van der Walt enquired if there are plans for any more campsites, as his concern is overcrowding and noise pollution of the existing campsite. The Chairman responded that additional campsites will be carefully monitored.

The Chairman informed that initially that section of land was demarcated for high rise buildings. The land was purchased by the company to prevent this from taking place and sat for a long period of time before eventually becoming a campsite.

Mr. Ledger brought up security measures on the resort. LV advised that she informs guests to still be vigilant although the last incident was quite a number of years ago.

Mr. Kotze enquired if the tents are being sprayed as a prevention for malaria. LV informed that this is being done every three to four weeks. LV informed that she has had no incidents reported to her but that precautions do need to be taken, although the medicine is a personal decision to make. The Chairman advised using cream and sprays as additional prevention.

The Chairman then invited any other items for discussion, and as there were none and with all the items of the agenda discussed, the Chairman thanked everyone for their attendance and closed the meeting at 14h30.

Read and confirmed this day of 2018.

Chairman