

**REPORT OF THE TRUSTEES ON THE AFFAIRS OF THE OUDE WESTHOF
RESORT MANAGEMENT ASSOCIATION ("the Management Association") FOR
THE PERIOD 1 MARCH 2025 TO 28 FEBRUARY 2026**

INTRODUCTION

This report is submitted to members for consideration in terms of Clause 28(5) of the Constitution.

The activities, duties and powers of the Management Association are exercised and carried out, subject to the provisions of the Sectional Titles Schemes Management Act, 2011 (Act No. 8 of 2011), the Constitution of the Management Association, and any limitations imposed or instructions given at an Annual General Meeting, by Trustees appointed in terms of the Constitution.

BOARD OF TRUSTEES

The following persons served as Trustees during the reporting period:

NAME	CHANGES
Mr WF van der Merwe	(Chairperson)
Mr F Vlegaar	(Vice-Chairperson)
Mr DL Ball	
Ms C Eksteen	
Mr C Heyns	
Mr HW Hurter	
Mr NC Müller	
Ms E Myburg	
Mr JJ Rousseau	(Resigned 25 June 2025)
Ms M Rademeyer	(Newly elected 25 June 2025)
Mr GPJ Strydom	
Mr BK Wehrle	

SUBCOMMITTEES

The Constitution authorises the Board of Trustees, in terms of Clause 17(2)(c) of the Constitution, to establish subcommittees for the consideration of specific matters, provided that such subcommittees shall not have the authority to legally bind the Management Association or make decisions, but must in every instance refer recommendations to the Board of Trustees at the next Board meeting.

The Board currently functions with three (3) Subcommittees, namely:

- Finance Committee under the chairmanship of Mr Frits Vleggaar
- Maintenance, Gardens and Security Committee under the chairmanship of Mr Gert Strydom
- Catering Committee under the chairmanship of Mr Chris Heyns

The subcommittees consist of members of the Board of Trustees, supplemented by residents who are willing to render service to the Resort.

The members who served on the subcommittees during the reporting period were as follows:

1. FINANCE

Frits Vleggaar: Chairperson

Chris Heyns

Hennie Hurter

Nick Müller

Estelle Myburg

Ferdie van der Merwe

Bruno Wehrle

Gerhard van der Merwe – Manager

2. MAINTENANCE, GARDENS AND SECURITY COMMITTEE

Gert Strydom: Chairperson

David Ball

Elza Beekman

Allan Birkett – Maintenance Foreman

Corneil Eksteen

Donovan Hewitt – Garden Foreman

Chris Heyns

Hennie Hurter

Maretha Rademeyer

Ferdie van der Merwe

Gerhard van der Merwe – Manager

3. CATERING

Chris Heyns: Chairperson

Laetitia Adonis – Senior Dining Room Staff Member

Lorette Brink – WPC

Vanessa Edwards-Stoman – Kitchen Manager

Ina Prevedello – Nursing Manager

Ferdie van der Merwe

Gerhard van der Merwe – Manager

A word of appreciation is extended to the above-mentioned subcommittee members for the valuable contributions each has made towards facilitating the management of the Resort. It has become established practice for the subcommittees to meet monthly, usually during the week preceding the monthly Trustees' meetings. The minutes of the subcommittees are tabled at the Trustees' meetings and proposals or recommendations are debated and decisions taken.

The Board manages the Care Centre through the Board of Directors of the Company, OWOBV (Pty) Ltd.

BOARD OF DIRECTORS OF OWOBV (Pty) Ltd

Hennie Hurter (Chairperson)

Chris Heyns

Ferdie van der Merwe

Frits Vleggaar

Bruno Wehrle

Gerhard van der Merwe – Company Secretary

Reports

FINANCES

Results for the year ended 28 February 2026

Satisfactory results are reported:

1. **Operating Income:** Total operating income amounted to R13 481 494, slightly better than the budgeted R13 313 346.
2. **Operating Expenditure:** Total expenditure amounted to R17 416 695, approximately R500 000 or 2.9% below the budget of R17 298 495.

The main areas of under and over expenditure were maintenance (R425K under budget) and salaries (R291K under budget). Although there were still a few other areas of overspending, these were limited. Special Projects amounted to R137 635 compared to a budget of R185 100.

3. **Operating Deficit:** The operating deficit was R3 935 201 before other income. It should be noted that this is R680K better than the budgeted amount.
4. **Other Income and Taxation:** Other income consisting of exit levies (R3 917 320), other income (R12 000), interest received (R1 302 098) and taxation (R326 967) amounted to a total of R4 904 451.
5. **Net Surplus:** After taxation, the net surplus amounted to R969 250.
6. **Administrative Fund:** This fund consists of the balance of all income less expenditure, and the year-end balance amounted to R11 437 239.

7. **Reserve Fund:** This fund may be utilised for extraordinary (major) maintenance expenditure and may, where necessary, be supplemented from the Administrative Fund. The balance of the fund stands at R6 472 424, which is within the prescribed limits.
8. **Application of Funds:** The Administrative Fund surplus, together with the Reserve Fund at year-end, is utilised to fund the Care Centre loan deficit of R732 214, while the balance is held in interest-bearing deposit accounts of approximately R16 million.
9. **Extract from the Consolidated Results (Refer to Annexure 'A'):**
- Total Income R22 571 510
 - Total Expenditure R27 583 292
 - Deficit R(5 011 782)
 - Other Income and Taxation R5 248 818
 - Net Deficit / Surplus R237 036
 - Total Assets R44 978 203

MAINTENANCE

Maintenance work in the Resort is carried out by the maintenance team under the leadership of Mr Allan Birkett. During the reporting period, the team continued to maintain the Resort's infrastructure and buildings in good condition.

- **Burst Pipes:** As in previous years, burst municipal and irrigation pipes presented challenges. However, the maintenance team identified and repaired these issues efficiently.
- **Painting:** Good progress was made with the Resort's painting programme. In particular, 5th Avenue and Simons Avenue received attention during the reporting period. Several units were also painted internally at the request and expense of owners.
- **Replacement of Roof Sheeting:** The replacement of corroded flat roof sheeting with Cliploc roof sheeting is continuing systematically. During roof replacements, attention is also given to insulation and the repair of defective water pipes. In addition, several roofs were cleaned and treated with anti-corrosion paint, significantly extending the lifespan of the roof sheeting.
- **Paving:** Repair and upgrade work to paving was carried out at various units. New paving was also installed in several common areas.
- **Irrigation:** Several pumps were repaired during the reporting period. Pumps and filters at the reservoir and irrigation installations are cleaned regularly and replaced where necessary. Two additional water tanks were purchased, which will significantly increase the reservoir's storage capacity and further strengthen the Resort's water management.

GARDENS

The gardens are maintained by the gardening team under the leadership of Mr Donovan Hewitt. The team continues to do excellent work in maintaining the neat and attractive appearance of the Resort.

- **Gardening and Lawn Mowing:** The established routine of one week of gardening alternating with one week of lawn mowing was successfully continued. New work areas were allocated to gardening staff, resulting in noticeable improvements in the quality of maintenance.
- **Ponds and Streams:** The ponds and waterways are cleaned regularly and kept neat.
- **Boundary Fence:** The area along the boundary fence surrounding the Resort was trimmed, cleaned and treated with herbicide where necessary.
- **Weed Control:** Regular spraying of paving, sidewalks and other areas is carried out to effectively control weed growth.
- **Clubhouse and Communal Gardens:** The indoor and outdoor surroundings of the Clubhouse are maintained to an excellent standard. New plants are purchased as required, and the entrance garden as well as the Assisted Living apartment gardens are neat and well maintained.
- **Hedges, Trees and Shrubs:** Regular pruning is carried out to maintain the neat appearance of the Resort. Flower beds are continuously maintained and cleaned, and where appropriate, lower-maintenance ground cover is planted.

SECURITY

No serious security incidents were reported in the Resort during the reporting period. The security personnel, under the leadership of Mr Thando Makapela, conduct themselves professionally, are friendly towards residents and visitors, and perform their duties competently.

The good cooperation with ADT, which serves the Van Riebeeckshof area, is maintained and contributes to the safety of the Resort.

The network of security cameras around the Resort functions effectively and is continuously monitored and inspected to ensure optimal operation and coverage.

The Trustees express their appreciation to the security team for their vigilance and dedicated service, which contributes to the safe and peaceful living environment enjoyed by residents.

CATERING

The Catering Committee meets once a month to discuss the standard of meals and any other matters of concern. The kitchen continues to be operated by WPC. Ms Vanessa Edwards serves as the manager.

All functions, including Valentine's Day, Mother's Day, the Year-End Function, Trustees' Braai and any other events, are organised in cooperation with the kitchen, office and dining room staff. Private functions such as birthdays and funerals are also arranged in the same manner.

Sincere thanks are extended to all role players who ensured that everything ran smoothly. The office, kitchen and dining room staff all contributed towards a successful 2025/2026.

A special word of thanks and appreciation is extended to the following persons who assisted the Board and subcommittees in carrying out their responsibilities:

SOCIAL COMMITTEE

Dina Vleggaar: Chairperson
Louise van der Merwe (Finance)
Yvonne Burrow
Hanna Janse van Vuuren
Amanda van der Merwe
Mabel Venter

SOCIAL

The year 2025 was once again a successful year for the Social Committee, with a variety of functions being held.

In March, we took 49 residents to the beautiful Postcard Restaurant in Stellenbosch where we enjoyed scones and tea/coffee.

A function was held in the dining hall for residents aged 90 years and older. Everyone thoroughly enjoyed the occasion.

In June, a hobby morning was held. It was a feast for the eyes. Our residents truly are a creative group and displayed their handiwork. Pancakes, tea and coffee were served, making it ideal for a cold winter morning.

Then, in August, there was Bingo accompanied by delicious soup and sandwiches.

In October, to celebrate spring, a delightful tea with delicious refreshments was held. The year was once again concluded with the highlight of the year, the Christmas Dinner.

On 14 February, the annual Valentine's Dinner was held, which is always well attended.

Three committee members were bid farewell at the end of the year. A sincere thank you to Henriette, who served faithfully as chairperson for many years. We also extend our thanks to Marita de Wet and Frances Loubser, who for many years were always willing to assist wherever needed. You will be missed. Enjoy your retirement.

The committee hopes that the upcoming Bingo Evening, as well as all subsequent functions during 2026, will be well supported.

Other:

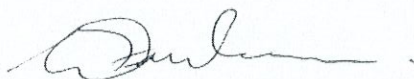
- Lorette Brink and Vanessa Edwards-Stoman of the service provider WPC.
- Thando Makapela, Team Leader of Imvula Security.
- Ms Vena Crisswell, Ms Estelle Myburg, Ms Anni Tregoning and Ms Ena Botha (deceased 4 March 2026) for services rendered in the library.
- Ms Elza Beekman for services rendered in the gardens.
- Ms Yvonne Burrow (Head Bar Steward from January 2024), David and Marthie Ball, Sue Bayly, André Behr, Beryl Bell, Hannie de Vries, Valerie Koen, Gerry and Sally Pypers (Gerry deceased 1 December 2025), Marianne Rabie, Peter and Bedia Rieger, Retha van den Berg and Maggie Venter for services rendered in the Clubhouse and bar.
- Dr Malcolm de Roubaix for services rendered regarding cultural and musical events.

Communication with Members

Communication with members takes place on an ongoing basis by means of circulars, the monthly Gazette, group SMS messages and WhatsApp groups.

Staff

During the reporting period, the Manager and staff once again rendered a valuable service to the residents. The Board of Trustees would like to take this opportunity to convey its thanks and appreciation to the staff for the diligence and willingness with which services were rendered.



W F VAN DER MERWE
CHAIRPERSON
BOARD OF TRUSTEES

10 JUNE 2026



F VLEGGGAAR
VICE-CHAIRPERSON
BOARD OF TRUSTEES

10 JUNE 2026