



NOTICE 25/20

18 May 2020

ARABELLA STRATEGY/BUSINESS PLAN

Dear Homeowner,

As indicated in Notice 23/20 from last Friday, we have embarked upon an exercise to renew and update the business plan for the estate in light of the present uncertainty we live in and the potential new risks we are facing.

We have had the following individuals participating in the first workshop:

The HOA Team:

- Geoff Anderson
- Dirk Uys
- Albert Lubbe
- Ockert van Jaarsveld

And the following Homeowners:

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|------------------|-----|---------------|
| Amanda Lourens | 45 | Sugar Bird Rd |
| Matthew Beckett | 130 | Cormorant Ave |
| Dennis Marillier | 169 | Blue Crane Rd |
| Anton van Wyk | 257 | Flamingo Ave |
| David Kirsch | 314 | Cormorant Ave |
| Jacques du Toit | 91 | Cape Teal Rd |
| Uli Reiter | 65 | Wagtail Rd |
| Les Govender | 213 | Flamingo Ave |

Just for clarification purposes, the Homeowners were requested to assist the Audit, Risk and Management Committee (ARMC), under the Chairmanship of Albert Lubbe, in the creation of an updated business plan.

The individual team members identified over 100 risks (some duplications obviously), which Lou-Anne Lubbe (our facilitator) grouped under the following headings (no particular order):

1. Hotel & Golf Course
2. Levy Income
3. Safety & Security
4. Tourism & Swallows
5. VUCA - Volatile, Uncertain, Complex & Ambiguity
6. Future Estate Value Proposition
7. Estate Harmony
8. Service Delivery
9. Macro Socio-Economic Policy
10. Property Value & Sales
11. Cost Management

In total we have 52 risks of which 7 are high risks. These relate to:

- Hotel & Golf Course (3) and we will be addressing these directly with HPF
- Increased security risks due to worsening socio economic conditions
- Levy Collection and linked to that the impact on reserves and service delivery
- HOA Income in longer term
- Fragmentation & Polarisation on the Estate

Once the risks have been further analysed and discussed, they will be shared with you.

We will divide into 3 teams to work on identifying mitigations to overcome these and also identify opportunities not previously leveraged. These will also be in alignment to achieving our longer term vision.

The teams may co-opt other homeowners to assist in the above process if needed.

We would like to thank the group for their time & their contributions thus far and going forward.

Stay safe.

Regards,
Ockert (co-ordinator), Geoff and Dirk