



## 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:

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