



# ELISENHEIM

LIFESTYLE ESTATE

## **Elisenheim Owners Association**

### **Representatives Feedback to Home Owners**

**27 September 2024**

#### **Constitution of Drafting Meeting:**

A meeting of Representatives was convened and, after confirmation of attendance, held at 18:00 on 26 September 2024 at. (residence of Phillie address pls)

#### **The meeting was attended by:**

Phillie van der Merwe. (Chairman)  
Hugo van Niekerk  
Cyril Lowe

Apologies:

Grant Butler

The meeting was convened to draft a report to home owners re issues raised during the most recent AGAEM meeting on 22 August 2024 and matters addressed to Representatives by residents.

The following report was compiled and approved by the Representatives.

### **Report to EOA-members 26 September 2024**

#### **1. Decision-making affecting House Owners**

The Elisenheim Owners Association (EOA) is governed by Articles of Association which is the foundation document of the Association and which stipulates the rules and regulations by which the EOA conducts its day to day business. The ultimate decision-making body is the Board of Trustees which is constituted by three members appointed by the Elisenheim Property Developing Company (Developer) and two Trustees elected from 6 Representatives elected by the home owners.

Elisenheim Lifestyle Estate currently consists of three phases. The property owners in these three phases are represented on the Board of Trustees by the two Trustees elected from Representatives who in turn are appointed by election by the home owners at an Annual General Approved Extension Meeting. Two representatives per extension are elected from whom the 2 trustees representing the home owners are then elected by the representatives and developer trustees.

For the duration of the developing period and until such time that Elisenheim is developed in full with its envisaged final 21 extensions, the Developer will hold a majority of votes on the Board of Trustees as the ultimate decision making body governing Elisenheim. This is to protect the Developer's interest in Elisenheim and to ensure full development of the Estate and it is so entrenched in the Articles of Association.

Each home owner buying a property at Elisenheim subscribes and agrees to these stipulations in the Articles of Association which forms part of the Deed of Sale of a property in Elisenheim.

The above means that at times the Developer's Trustees will overrule and dictate decision-making at meetings of the Board of Trustees.

However, this seldom happens and the Representatives representing the Home Owners are also of the opinion that decisions are generally taken by consensus and in the interest of all home owners and that the homeowners have adequate input in all decisions taken.