

LA PASTORALE

HOMEOWNERS ASSOCIATION

ELECTRONIC ANNUAL GENERAL MEETING: Hybrid format

Physical: 27 May 2026, 19h00 at CBC

Electronic voting: 27 May 2026–4 June 2026

Minutes

1. Format and notice of meeting

The 2026 La Pastorale AGM was again held in **hybrid format**.

The first notice of the meeting was distributed on 10 April 2026:

NOTICE OF HYBRID ANNUAL GENERAL MEETING

Dear Homeowner

Hope you are all well. La Pastorale had two successful electronic AGMs in 2020 and 2021 necessitated by COVID-19. In 2022, 2023, 2024 and 2025 we had a Hybrid AGM (physical meeting at CBC with an MS Teams link for those who could not physically attend followed by online voting). The minutes of the 2025 meeting is available on the La Pastorale website: https://www.lapastorale.co.za/files/ugd/17e691_918d1f241713422093111457fece4f50.pdf

The trustees decided to schedule a hybrid AGM this year as well.

Format of Hybrid AGM

*Similar to last year, the 2026 AGM will entail a **physical meeting at CBC on 27 May 2026 @ 19h00** for discussion and questions followed by **an electronic component where ALL the voting will be done**. The trustees would like to again encourage all homeowners to attend the physical meeting, but we will also send an **MS Teams link** to the homeowners who cannot attend the physical meeting to join virtually. The link to the **voting will be made available after the physical meeting on 27 May 2026 and will be available until 4 June 2026**.*

Agenda and proposals from homeowners

*The final Agenda and documentation will be distributed by **4 May 2026**. Please forward any proposals you want to present to the homeowners for inclusion in the Agenda by **27 April 2026 @ 19h00** to advdm@sun.ac.za.*

Nomination of trustees

Attached also find the nomination of candidates for election to EXCOM. **Please submit the completed forms by 23 May 2026 @ 19h00 to Antoinette (advdm@sun.ac.za).** Please also note the inclusion of the **short 100 word bio** as in 2025. This is now included on the nomination form. The names of the nominated trustees will be communicated at the meeting and the **voting for trustees will be available on the electronic form.**

We would like to encourage all homeowners to volunteer as trustees. The trustee portfolios include transfer of properties and new tenants, garden and maintenance, state of the neighbourhood, security, finance, communication, social events and community spirit, architectural guidelines and painting, compliance (POPIA and CSOS), website and municipality.

Please also let us know if there are any questions or comments about the hybrid AGM.

Kind regards

The trustees

Antoinette, Cathy, Andrew, André and Craig

The documentation was distributed on 4 May 2026:

Dear homeowners

Please see attached the Agenda of our upcoming La Pastorale AGM.

Attached also find the nomination of candidates for election to EXCOM. **Please submit the completed forms by 23 May 2026 @ 19h00 to Antoinette (advdm@sun.ac.za).** Please also note the inclusion of the **short 100 word bio** as in 2025. This is now included on the nomination form. The names of the nominated trustees will be communicated at the meeting and the **voting for trustees will be available on the electronic form.**

We would like to encourage all homeowners to volunteer as trustees. The trustee portfolios include transfer of properties and new tenants, garden and maintenance, state of the neighbourhood, security, finance, communication, social events and community spirit, architectural guidelines and painting, compliance (POPIA and CSOS), website and municipality.

Please also let us know if there are any questions or comments about the hybrid AGM.

Kind regards

The trustees

Antoinette, Cathy, Andrew, André and Craig

The final arrangements of the AGM outlining the online and in-person attendance were sent out on 19 and 26 May 2026:

Dear homeowners

Just a **final reminder of the physical meeting** as part of the hybrid La Pastorale AGM (Agenda attached):

Date: Wednesday, 27 May 2026

Time: 19h00

Venue: CBC (the gate will be open)

MS Teams link for those who cannot join physically.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/337220630539794?p=BUyqOekAROH8cAL6F9>

Meeting ID: 337 220 630 539 794

Passcode: uQ6Zt7Ka

Online voting form: 27 May - 4 June 2026

NB: We need to also have a **quorum** at the physical meeting, so if you cannot attend physically or virtually via the Teams link can you please **complete the attached proxy form and return to advdm@sun.ac.za by Wednesday, 27 May 2026 @ 17h00**. You will also still receive the link to the online voting form which will be made available between 27 May and 4 June to vote for all decisions. The proxy form is **ONLY** for another homeowner to present you at the in-person/virtual meeting on 27 May 2026.

Pete Adolfs from the Paradyskloof Neighbourhood Watch will join us for the first 30 minutes of the meeting to share a **security update** with us and answer any questions we might have.

And then very importantly: **The AGM is a wonderful opportunity to meet the fellow La Pastorale homeowners and to share a glass of wine and a snack with them.**

Looking forward to seeing everyone physically or virtually,

Kind regards

Antoinette, Cathy, Craig, André, Andrew

From: Van der Merwe, Antoinette, Dr [advdm@sun.ac.za] <ADVDM@sun.ac.za>

Date: Tuesday, 19 May 2026 at 22:05

To:

Subject: FW: La Pastorale: Notice of Hybrid Annual Meeting: Proposals due by 27 April 2026

Dear homeowner

Just a friendly reminder to **please submit the completed trustee nomination forms by 23 May 2026 @ 19h00 to Antoinette (advdm@sun.ac.za)**.

Please join us for a glass of wine and snacks before the meeting. If you are unable to attend physically, below the MS Teams link to the meeting:

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/337220630539794?p=BUyqOekAROH8cAL6F9>

Meeting ID: 337 220 630 539 794

Passcode: uQ6Zt7Ka

Looking forward to seeing everyone at the meeting - in person or virtually!

Kind regards

The trustees

Antoinette, Cathy, Andrew, André and Craig

2. Summary of decisions taken through electronic voting

Attendance of 27 May physical and online meeting

18 households

Electronic voting:

32 of the 62 households voted (51,61%).

Below online feedback received during the electronic voting process. We would like to thank the homeowners for voting as well as the comments and suggestions received via the online process. The different items and comments/suggestions received will be considered by the new trustees and feedback will be provided to the homeowners.

Item	Comments online	Electronic voting options	Vote
3. The minutes of the previous annual general hybrid meeting held on 21-28 May 2026		Yes	24 (75%)
		Not applicable because I did not take part in the 2025 AGM	8 (25%)
		No	0
4. Chairperson’s report	No comments were received.		
5. Please vote whether you approve the changes to the different clauses of the Constitution			
#6. Meetings During Covid and post-Covid we started with first fully and then hybrid AGMs which allows all members the opportunity to vote online even if they are not able to attend the physical part of the AGM. Members can also attend in person or via an MS Teams link. To reflect this new reality, the following changes are proposed: #6.5 Quorum No matters shall be discussed at any meeting unless a quorum is present when the meeting commences. For all purposes, the quorum shall be not less than TWENTY (20) or a third of the total number of members, whichever shall be the lesser, and consisting of members present in person, <u>online</u> or represented by proxy.	Outcome of the vote: This change is accepted because the yes vote is more than the <i>TWO-THIRD (2/3) majority required to change the Constitution.</i>	Yes	32 (100%)
		No	0

#6.8 Votes <i>At all General Meetings a Resolution put to the <u>vote of the meeting shall be decided on a poll made available online for a week after the physical meeting in accordance with the following provisions:</u></i> <i>Each member shall have ONE (1) vote for every unit registered in his name;</i> <i>Each person as proxy for a member shall have ONE (1) vote for every unit registered in the name of the member for whom he/she is proxy;</i> <i>All Resolutions shall be by simple majority of those members voting;</i> <i>The HOA Chairperson shall count the votes cast for and against the Resolution and shall declare it carried or lost as the case may be;</i> <i>A declaration by the Chairperson of the result of the poll and entry thereof in the Minutes of the AGM shall be conclusive evidence of that fact.</i> <i>If a Member disputes the accuracy of any vote count, the objection must be lodged with EXCOM in writing within 48 hours of the announcement of the vote. On receipt of an objection, EXCOM shall allow the objecting member reasonable <u>access to the online voting results</u>. If the objecting member continues to dispute the accuracy of the voting results, the objection shall be referred to an independent auditor. The auditor's determination shall be final and binding. If the parties fail to agree on an auditor, the then prevailing governing body of the audit profession shall appoint the auditor. If the result of a vote (adoption or rejection of a resolution) is not reversed after the auditor's determination, the cost of the audit will be for the account of the objecting member(s).</i>	Outcome of the vote: This change is accepted because the yes vote is more than the <i>TWO-THIRD (2/3)</i> majority required to change the Constitution.	Yes No	32 (100%) 0
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#7. Finances The annual levy is <i>currently</i> charged in 2 tranches which does not align with the current Constitution which states that: <i>7.1.4 The entire annual levy becomes due and payable on the last day of the third month after the AGM.</i> 7.1.4 therefore implies that the full annual levy for 2026/2027 will be due by 31 August 2026. In <i>respect of late payment</i>, the Constitution states: <i>7.2.3 If the annual levy is not paid within TEN (10) days of due date, same shall bear interest as determined by EXCOM from the date of delinquency at a rate per annum equivalent to the prime overdraft rate charged from time to time by the Association's Bankers plus ONE PER CENT (1%) and the ASSOCIATION may institute legal proceedings against the member for the recovery thereof and the costs of such proceedings shall be added to the levy and interest.</i> <i>7.2.4 A member shall be liable for and pay all legal costs, including costs as between attorney and client, collection commission, interest at the prevailing moratorial rate, expenses and charges incurred by the Association in obtaining the recovery of arrear levies, or any other arrear amounts due and owing by such Member, or in enforcing compliance with this Constitution and the Rules.</i> 7.2.3 implies that the final date of payment for the 2026/2027 without bearing interest would be 10 September 2026. The proposal is that 7.2.4 is added to allow for homeowners to approach the trustees for a	This change is accepted because the yes vote is more than the <i>TWO-THIRD (2/3)</i> majority required to change the Constitution.	Yes	29 (90.63%)
		No	3 (9.37%)

payment plan that reflects the current arrangement if <i>required</i>. 7.2.4 A member can approach the EXCOM for a payment plan allowing him/her to pay the annual levy in two tranches – with the first due on 30 June and the second due on 31 December.			
#7.4 Accounts Our <i>auditor</i> currently only provides <i>Compiled Financial Statements</i> and not an annual audited balance sheet. This suffices for our HOA and therefore the proposal to change clauses 7.4.1 and 7.4.2: Change “annual audited Balance Sheet” under 7.4.1 and 7.4.2 to “compiled financial statements”.	This change is accepted because the yes vote is more than the <i>TWO-THIRD (2/3) majority required to change the Constitution</i>.	Yes	32 (100%)
		No	0
#8.1 Use of the Property The aim of the inclusion of 8.1.3 is to prohibit the frequent changes in occupants and to also align with the Stellenbosch residential zoning scheme regulations. AirBnB is no longer the only online platform where short and long term rentals are available and the proposals are that: - The current 8.1.4 be incorporated in 8.1.3: 8.1.3 Any <i>operation</i> of a bed and breakfast or guest house <u>for the letting of single rooms in a house</u> is not permitted - In the new 8.1.4 (currently 8.1.5) the reference to AirBnB be replaced by “Any operation” to also include other online and other platforms. The new clause would therefore read: 8.1.4 <u>Any operation</u> where the owner lets the entire house in its normal furnished state for a period when he/she is not resident such as a holiday period is permitted.	This change is accepted because the yes vote is more than the <i>TWO-THIRD (2/3) majority required to change the Constitution</i>.	Yes	28 (87.5%)
		No	4 (12.5%)
Any further comments about the proposed changes to the Constitution?	1. Changes to par 7.2: I would suggest leaving all existing clauses unchanged. All we need is for (1) the par to be implemented correctly going forward and (2) for a small tweak to clause 7.2.3 by expanding the first sentence to "if the annual levy is not paid within TEN (10) days of due date, without written approval by the EXCOM for an agreed payment plan to settle the debt within the current financial year," // Changes to Par 8.1: I agree with merging the current 8.1.3 and 8.1.4 and the proposed		

	wording. But I think the new proposed par 8.1.4 needs further clarification and perhaps incorporating - something like "The short-term letting of the entire house is restricted per par 8.3.1 below. The only exception to this rule is if the house is let in its normal fully furnished state for a continuous period not less than 14 days, not exceeding 30 days, not more than once per calendar year and to a single tenant for each letting period. Furthermore, par 8.2 and 8.4 below will also apply to such short-term letting arrangements." Par 8.3.1 will also need to be changed to reference par 8.1.4 (not par 8.1.5, which will no longer exist). 2. Garden services (Kobie) should kindly please include ALL public areas not just Die Parkie. For example c/o Vivaldi and Beethoven entry 3. The enforcement of 8.1.3 has previously led to neighbours being forced to sell their properties. In a town with a massive demand for student accommodation, young working person accommodation and holiday accommodation, house owners should be allowed to generate an additional income from their home. Provided guests/ tenants are vetted and follow the rules of the Home Owners Ass, it is nobody's else's business, if a room in a house is rented out. This is an example of complete over-reach by the Home Owners Assoc.		
6. The financial statements of 2025-2026		Yes	32 (100%)
		No	0
7. The appointment of the accountant, auditor and domicilium citandi		Yes	32 (100%)
		No	0
8. The proposed budget for 2026-2027		Yes	32 (100%)
		No	0
9. The proposed increase in the annual levy		Yes	32 (100%)
		No	0
10. The election of trustees	The La Pastorale trustees for 2026-2027 are: 1. Dr Andrew Baker 2. Ms Cathy Eve 3. Ms Sandie Malan 4. Mr Craig Morse 5. Dr Antoinette van der Merwe 6. Mr André van Pletsen		
11. Any further ideas / proposals to enhance the community spirit	Comments: 1. Encourage use of the parkie by residents for picnics, children's parties. Summer sundowners, Street "Langtafel", " Art in the Park with light live music. 2. Can maybe do one family / person biweekly to introduce themselves - a photo and short description on the whatsapp group 3. Just be lekker, mense.' The parkie used to be a well-used space enjoyed by everyone. Kids played there with their dogs, dogs socialized...it was a happy space 4-5 years ago...It is now a manicured, but under-utilized space. Lovely to look at, but the neighbourhood 'police' have pushed out families and their 4-legged family members.		
Do you currently have a private camera monitoring your property?		Yes	7 (21.88%)
		No	25 (78.12%)