LBV POA

1 July 2023

Dear Homeowners,

Subject: Project "Beautiful Life "Update on Rebuilding and Appointment of Professional Task Team

The trustees and I are pleased to provide you with an update on the progress we have made in our efforts to revitalize LBV estate. As Chairman and Trustees, we have successfully completed the first phase, which involved establishing costs and obtaining quotations from the professional task team consisting of auditors, attorneys, town planners, architects, engineers, health & safety company, estate website developers, digital system management company and a property management company.

During this initial phase, we recognized the importance of obtaining accurate cost estimates and time frames for the various aspects of the rebuilding project. With the expertise of the professional task team, we were able to assess the current state of the estate, identify areas in need of improvement, and determine the resources required for the implementation phase.

To facilitate the timely implementation of these crucial steps, we have received the guarantees and funds from members and trustees to pay for the following professional task team companies Quotations namely:

- Auditors
- Architects
- Health & Safety Report only
- Property management company (12 months paid in advance)
- LBV Website developing company.
- System web base management company (login)
- Newly appointed attorneys for LBV (R 200 000 guarantees Budget)

The necessary payment to the above companies is paid or in progress. This will enable them to start immediately and work diligently towards rectifying the estate's issues. We want to thank some members and trustees of LBV who kindly donated funds to make this possible. We will announce based on transparency all the members specific donation contribution amounts on our first SGM (scheduled for August or September 2023). Thank you again!!

The trustees and I have attached another letter for your kind assistance: Subject: Request for further donations to support the final outstanding task team professional quotations on upliftment and restructuring of our estate.

Furthermore, action was taken approximately three weeks ago to appoint firstly our auditors C2M and last week our Estate management company - Trafalgar. The auditors have already commenced with their work, conducting a thorough financial analysis to identify any discrepancies and provide a transparent view of the estate's financial status. The full audit report will include the dates from 2010 up until last information was received from trustees or members of LBV. This report for transparency will include all email correspondence retrievable between members, trustees and third parties. This step is vital in ensuring that LBV's expenses and assets are assigned effectively, correctly, and responsibly to assist Trafalgar management company establishing the correct budgets. The correct budgets need to be finalised and can then be presented to all members to provide the specific levy allocation for each member. (Members must vote for approval).

The appointment of Trafalgar property management company is essential for assistance to oversee the day-to-day operations and maintenance of the estate. Their expertise and experience will ensure the smooth functioning of our community, allowing us to focus on the rebuilding process without compromising the quality of life for residents. Please view their prospectus attached to the email. Their initial start date is from today, 1 July 2023 until 30 June 2024. The first steps in sequence for Trafalgar with LBV trustees are as follows: (Timeline – 3 July to end August 2023)

1. Establish full overview of LBV and background.
2. Filing and assessing of all legal LBV POA rights (constitutions, development, servitudes, permits, licenses, engineering - infrastructure maps/rights, LBV common grounds, Municipal bylaws and more).
3. Budgets and levy calculations.
4. Meet and working hand to hand with our auditors and professional task team.
5. Investigating all present and past agreements with third parties.
6. Examining and filing of all present & past minutes of meetings (AGM's, SGM's, GM's). Including trustee meetings.
7. Examining and filing of all past signed AFS approvals from chairman's and auditors (including members AFS approval on minutes of meetings held).
8. Examining and filing of all present & approved historic resolutions between trustees & members.
9. Meeting with auditors, after auditors' final report results.
10. Engagement with LBV attorney and auditors including all professional task team companies.
11. Meetings to be held with Municipality.
12. Second step initiation (SGM – letter send to all members with agenda with attached documents on all findings and finalized AFS, including new amended constitution 1st draft, "design guideline" amendment 1st draft, report on all other information based on health and safety, engineer's findings for approvals on SGM).

Our architects have begun their review and evaluation of the estate's infrastructure. The architectural requirements kick off implementation will commence within the next two weeks. Our architects will collaborate with town planners and engineers, they will develop a comprehensive plan that addresses both the functional and aesthetic aspects of our community. This plan will guide us in rectifying any structural issues, enhancing the landscape solutions, and creating an inviting "design guideline" to boost a valuable end-result for all homeowners & residents.

LBV Website with management functions: Enhancing the digital management and value appeal of our estate is vital for creating a pleasant and welcoming digital environment for members, residents, and visitors. This improvement may assist property value upliftment and an easier path to new buyers from all over the world to have a better look and feel. The development will commence in the next two weeks, and we expect completion before end October 2023.

Fantastic news!! We wish to inform all members that LBV common ground arbitration was withdrawn and that we can now proceed to register LBV common ground! We will keep everyone up to date with the process and results when LBV property has been registered.

As we enter the second phase of this project, we anticipate significant progress in revitalizing our homeowners' estate. We will keep you informed of each milestone achieved and provide updates on the implementation process. Transparency and open communication remain our top priorities, and we encourage you to reach out to us with any concerns or suggestions you may have.

We appreciate your patience and support during this challenging period. By working together as a united community, we are confident in our ability to transform our estate into a thriving and harmonious living environment once again.

Thank you for your continued trust in our leadership. We are excited about the opportunities that lie ahead and look forward to achieving our shared vision for a revitalized homeowners' estate.

Warm regards,

Andre Van Der Westhuizen

Chairman

LBV POA