



Brummeria – Navors - Lydiana

Brunaly Park

**Ons Veiligheid - ons verantwoordelikheid
Our Safety - our responsibility**

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www.brunalypark.co.za

Minutes for Annual General Meeting

Monday, 8 June 2026 @ 19:00

At Lewende Woord Church

Present:

51 physical attendees and 6 Proxies

Item	Description & Actions
1.Introduction 1.1 Opening & Welcoming 1.2 Attendance & Apologies 1.3 Quorum 1.4 Acceptance or Previous Minutes 1.5 Area(Since 2002)	1.1 Chairman Kobus Wolvaardt welcomed everyone and opened the evening in prayer. 1.2 Thanked members attending, had a few apologies. 1.3 Quorum was reached. 1.4 No objections was received for previous minutes 1.5 Was explained and is located inside the orange lines, Currently the Area stands as Brummeria, Navors and Lydiana

1.5 Area (Since 2002)

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Item	Description & Actions
1.6 2025/2026- Directors	- Kobus Walvaardt – Chairman - Harish Jhupsee - Marcus Nordan -Kenneth Swettenham Volunteers - No Remuneration
Acknowledgements & Thank You's	Directors give thanks to residents contributing in different ways towards the community Directors Co-workers Johan - Ditaba area manager Ditaba Guards & Control Room Compendium - CIPC compliance & registered address Living Word Church: Venue GoodX: Invoicing system Compendium - Power for guard house & gate (Boekenhout) Living Word Church: Fence, power for guard house & gate (Samson) Judy van Wyk: Power for gate (Boekenhout) Glen McQuirk: Guard house on pavement (Boekenhout) As well as mowing the municipal grass Sanral: Fence & razor wire Donald Kloppe: Website Ursula: Contribution towards the area To everyone keeping the community & environment clean

1.6 Direksie 2025/2026 Directors

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- ❖ Kobus Wolvaardt (Chairman)
- ❖ Harish Jhupsee
- ❖ Marcus Norden
- ❖ Kenneth Swettenham

VRYWILLIGERS – GEEN VERGOEDING

VOLUNTEERS – NO REMUNERATION

Direksie sê dankie vir elkeen wat bydrae tot ons gemeenskap!



Dankie!



Thank you!

Directors thank everyone who contributes to our community!

Gedetailleerde bedankings - besoek gerus ons webtuiste.
For detailed acknowledgements, please visit our website.

2. Security Project	Strategy: To secure the neighbourhood cost effectively through technology, manpower and intelligence -Not here to fix our roads, although that falls part of having a secure neighborhood. Model: An integrated security structure with tactical coordination and Brunaly that manages the finances and marketing -We bulk buy the security services from Ditaba and Brunaly facilitates the contracts Tactics: The identified actions and projects that work together to improve neighbourhood security/safety. We also work together with sector policing and other security groups such as the Alpha group.
2.1 Model	Kobus explained our Model and what members get when they contribute. Please refer to page 6 On the slides for the details on how our model works. 24/7 Response vehicle Stays in our neighborhood. We have a bit of a benefit having the backup vehicle just across from the street as we have access to Lynn de grace's vehicle 24/7 Gate guards Fencing & gates Cameras at gates and in neighborhood (4x LPR cameras & street Ezviz Cameras) Community eyes & ears Access to dedicated vehicle via Home alarm monitoring Cell phone Cell panic service (2 free per household) - works as a dropped call, and acts like a panic button. Brunaly emergency WhatsApp group
2.1.1 Additional Security Benefit	Ditaba's added security services to our neighborhood. Making use of public transport or feeling unsafe, contact the Ditaba control room or ask at the gate and our vehicle will escort you home. Flyer and contact details to be shared on the WhatsApp group.
2.2 Goal & Mandate	Our Goal is to keep our residents safe.
2.3 Cameras	Thank you to everyone who is part of our camera project. We have plenty of eyes on the community roads. These street cameras are also monitored by Ditaba. Our Camera project is a community project where the camera belongs to the property owner, who has bought or partially bought the camera, they also have access to that camera as they also provide the internet and power to that camera. This allows us to centrally monitor very quickly and to trace back where incidents started, what method was used, if a vehicle, we can get the number plate.

	We make use of the Ezviz camera's If you are located near one of the following addresses and would be able to assist with putting up a camera, sponsoring electricity and wifi please contact Mar-Louise at brunalypark@gmail.com - In Mchlachan Cressent with a boundary wall in Brummeria Road - In Maclachan Cressent - In Peter Place - In Isle Place - In Kesselaar Between Snyman and Boekenhout - In Kuisis Between No. 8 and Orpen Ave
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2.3 Kamera's - C3W Pro - Cameras

Ons Oë op die Paaie | Our Eyes on the streets



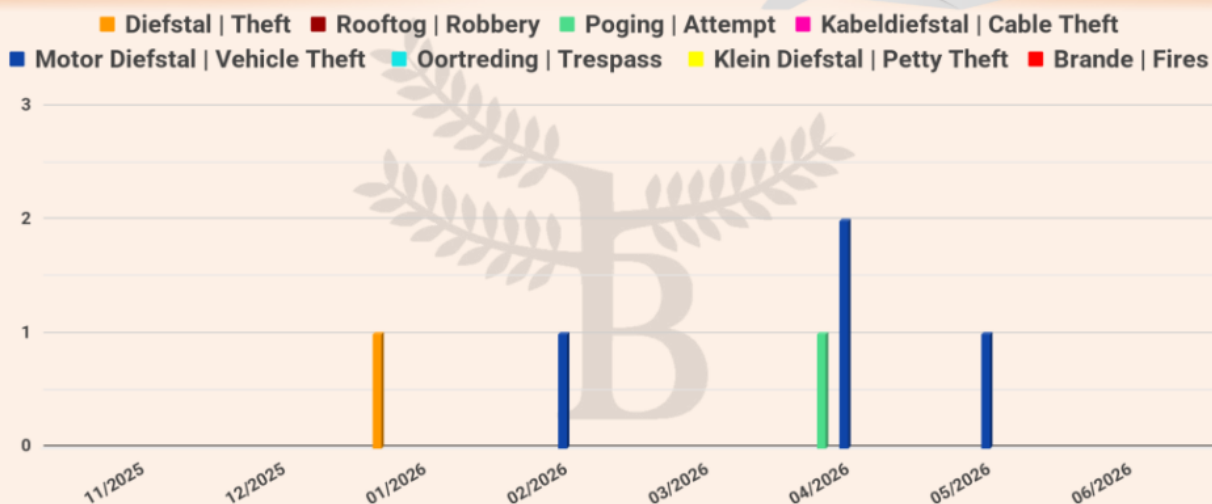

Verduister om ons veilig te hou! | Blacked out to keep us safe!

Item	Description & Actions
3.Crime statistics	Our incidents for Nov 2024-May 2026 were discussed as it is concerning with the high rise of vehicle theft currently taking place and this only for half a year and not a full year report like with our previous AGM's. We have changed up the guards, have polygraphed no discrepancies on the incidents. Please refer to page 10 on the slides for incidents in 2024-2025 Please refer to page 11&12 on the slides for incidents in Nov 2024-May 2026 It is concerning, and then also having 5 suicide attempts at the Samson bridge.
PLEASE REPORT	The report of the incidents was briefly discussed. Page 12 on the Slides We try to keep our own statistics, government statistics are not always reliable and are not always shared with us, therefore we ask that you report any incidents that you were part of to brunalypark@gmail.com we like to follow it up, and have a look at camera footage to see how we can prevent it from happening again or to someone else.

When reporting an incident we ask that you are very specific in time, when, where, what was involved, vehicle, number plate etc. try and get and give as much information as possible.
We like to keep accurate stats.

3.2 Voorvalle / Incidents Nov 2025- May 2026

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3.3 Voorvalle / Incidents Nov 2025 - May 2026

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Diefstal Theft	Rooftog Robbery	Poging Attempt	Kabeldiefstal Cable Theft
Motor Diefstal Vehicle Theft	Oortreding Trespass	Klein Diefstal Petty Theft	Brande Fires
18/01/26 Sunday 13:00 Kuisis Ave- Non Member at the time -House Break-In & Theft	04/04/26 Saturday 14:30 Kuisis Ave -Member Attempted Vehicle Theft	25/04/26 Saturday 14:00 Kesselaar Ave - Sidewalk Vehicle Theft	
28/02/26 Saturday 18:20 Boekenhout str - Member Vehicle Theft	18/04/26 Saturday 14:50 Ysterhout Ave - Member Vehicle Theft	09/05/2026 Sunday 17:00 Mispel Ave - Member Vehicle Theft	

All vehicles that was stolen were parked outside on the sidewalks. We urge everyone to please park vehicles inside the properties were possible, or to arrange a car guard.

We also had 5 suicide attempts in the last year at the Samson bridge.
Thanks to fast action from Ditaba lives were not lost.

Item	Description & Actions
4.Legal Matters	We are closed down based on a court order we do not close down like the other neighborhoods. The other neighborhoods apply to Tshwane and every two or so years they pay a fee and get permission to be closed. We were the

first and they disapproved our application, we took them to court and we got an Interim order in 2008 until Tshwane gets back to us.

We are a non profit company

We are fully SARS compliant

We have the Brunaly- Ditaba contract, who is our chosen services provider. Members do not pay Ditaba, members pay Brunaly and Brunaly buys bulk service from Ditaba. This is about 95% of our expenses, and that is what runs this place to a large extent.

We have a membership agreement, and only the members have access to the vehicle.

The debit order system, please consider becoming part of the debit order system as it reduces the admin largely.

Alarm monitoring agreement which is facilitated by Brunaly Park. Contact Mar-Louise. You sign with Brunlay Park and we send it on to Ditaba

Our LPR Camera monitoring software agreement is facilitated by Ditaba.

4. Regsake & Finansies/ Legal Matters & Finances

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- | | |
|--|---|
| ❖ Hofbevel 2008 | ❖ Court order 2008, |
| ❖ CIPC - (Brunaly Park NPO) | ❖ CIPC (Brunaly Park NC) |
| ❖ SARS- Voldoenend | ❖ SARS-Compliant |
| ❖ Brunaly Ditaba kontrak | ❖ Brunaly Ditaba contract |
| ❖ Lidmaatskapoooreenkoms | ❖ Membership agreement |
| ❖ Debietorder Sisteem | ❖ Debit Order System |
| ❖ Alarm-monitoringsooreenkoms
(Brunaly fasiliteer dienskontrak) | ❖ Alarm monitoring agreement
(Brunaly facilitates the agreement) |
| ❖ LPR Kamera-ooreenkoms - Word betaal en
gemoniteer deur Ditaba | ❖ LPR Camera agreement - Paid and monitored by
Ditaba |

Item	Description & Actions
4.1 Municipal Work Fund (R10)	We have started a municipal work fund in 2024 which is an additional R10 fee added to the invoices monthly which helps us pay for what we are able to do within the CUP application. Brunaly Park is covered by Alpha Security Forum CUP (Community Upliftment Project) - this program enables us to help the municipality at our own costs to do some of the approved municipal works.

4.2 Municipal Work Fund Recon

Please refer to page 15 on the slides to view the income and expense recon on this account up to May 2026

Municipal Work Fund				Balance Brought Forward	R10,219.53
Nov'25-May'26		Invoices	Invoiced Amt	Invoiced Unpaid	Cashflow
Municipal Work Fund		936	R21,240.00	R6,400.00	R14,840.00
Additional Contribution		2	R9,400.00	R9,400.00	R0.00
Total Income			R30,640.00	R15,800.00	R14,840.00
Expenses Description	Date	Invoices	Invoiced Amt	Invoiced Unpaid	PAID
Labour 3 days - Pothole repairs	11-13-2025	# INV-090	R1,726.00	R0.00	R1,726.00
Additional Grass Cutting labour	12-15-2025	# INV-093	R350.00	R0.00	R350.00
2x Days Labour - Grass Cutting - Dec	12-19-2025	MAP10295	R1,300.00	R0.00	R1,300.00
5x Days Labour - Grass Cutting - Jan	01-29-2026	MAP10300	R3,250.00	R0.00	R3,250.00
TakeAlo! -Weed killer (30% Viniger)	02-09-2026	245976875	R873.00	R0.00	R873.00
4x Days Labour - Grass Cutting -Feb	02-27-2026	MAP10301	R2,600.00	R0.00	R2,600.00
5x Days Labour - Grass Cutting -March	03-31-2026	MAP10303	R3,250.00	R0.00	R3,250.00
2x Days Labour - Grass Cutting-April	04-30-2026	MAP10305	R1,300.00	R0.00	R1,300.00
TakeAlo! -Weed killer	05-18-2026	261318031	R893.00	R0.00	R893.00
Mowtown - Repairs on old Brush cutter Parts were found only now	05-18-2026	E3669	R781.08	R0.00	R781.08
			R0.00	R0.00	R0.00
Total Expend			R16,323.08	R0.00	R16,323.08
Funds Available					R8,736.45

4.2 Munispale Werks fonds

4.2 Municipal Works fund

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4.4 Finances Year End - Feb 2025

Our Income statement and ledger explanations is available on our website. Income & Expenses Explained.

Income... R 2 069 911.66

- Camera Project -New Camera installed
- Security income - Income solely for our security project
- Bank Interest - Interest received on money market account
- Municipal Work Fund - The R10 contributions and additional contributions residents made towards the municipal work like grass cutting, solar lights, pothole fillings etc.

Expenses.. R2 076 503.32

- Bad debts Written off - People who haven't paid / people who move and don't let anyone know, and just stop paying, people who pay but occasionally miss payments, or people who pay short some months. We also had a complex that didn't pay for 3 months, and now no longer participates.
- Settlement discount -Payments received with shortfall. (Should have been bad debts)
- Management fee - Ursula for managing projects monthly - gives about 45 - 60 hours a month for us.
- Accounting fee -Compendium for financial statements
- Marketing fee - New Boards placed at entrances.
- R&M General - General Maintenance and repair work on booms, New electrical work done at guardhouses and maintenance
- Travel and Accomodation - Mar-Louise Flights for AGM2025
- General Expenses - Black Bin purchases, new Brush cutter and training on use of Brush cutter

- Legal Fees - compendium - Annual returns submissions & SARS Submissions 2018-2025
- Security expenses - Ditaba
- Municipal Work fund - Please refer to page 15 on the slides
- MVE - Repairs & Maint. - Allocated to the wrong ledger should have been normal R&M - see fee allocations
- Administration - M-L fees
- Camera Project - Had to replace cameras at our entrances.
- Bank Fees ...

Please note that this is for the financial year 2026 (March 2025 - February 2026) So all work we did last year and showed on the slides at our AGM in November 2025 was paid for in this financial period.

Description	Ledger	Total
- Income Accounts		2 069 911.66
Camera Project	INC14	2 229.00
Security Income	INC1	2 008 927.30
Bank Interest	INC9	9 305.36
Municipal Work Fund	INC15	49 450.00
- Expenditure Accounts		-2 076 503.32
Bad debts written off	EXP7	-61 350.00
Settlement discount	EXP38	-2 060.00
MANAGEMENT FEE	EXP61	-11 000.00
Accounting fee	EXP44	-650
Marketing	EXP68	-10 765.00
R&M - General	EXP28	-11 067.13
Travel and Accommodation	EXP36	-7 215.64
General Expenses	EXP15	-6 718.07
Legal Fees	EXP21	-23 350.00
Security Expense	EXP64	-1 788 993.48
Municipal Work Fund	EXP71	-48 559.10
MVE - Repairs & Maint.	EXP23	-21 610.26
Administration	EXP65	-72 000.00
Camera Project	EXP70	-5 787.00
Bank Charges	EXP8	-5 377.64
Balance Brought forward		-6 591.66

4.3 Finansiële Jaareinde 2026

4.3 Financial Year end 2026

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Item	Description & Actions
4.5 Current Bank Balance	We would like to build some funds up and have it as a reserve and a buffer.

4.4 Huidige banksaldo / Current Bank Balance

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Bank Rekening Bank Account	30/05/2026 Bedrag Amount	31/10/2025 Bedrag Amount	25/11/2024 Bedrag Amount
Money Market	R 86 288.02	R 167 468.46	R 102936.51
Standard Bank	R 158 166.47	R 133 056.06	R 144 091.13
Section 21 Company / Artikel 21 Maatskappy	R 244 154.49	R 300 524.52	R 247 027.64

Reg: 2002/023141/08

The AGM was convened in part to discuss the impact of rising fuel costs on the security model. As fuel constitutes a significant portion of the patrol vehicle operating costs, various options to improve sustainability and contain future cost increases were considered.

6.1 Maandelikse Fooie

Ditaba

Monthly Fee



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Ditaba	Brunaly Operational	Total
R 158 030.00p/m	R 13 500.00 p/m	R 171 530.00p/m



Nuwe Fooi |
New Fee

R 940.00 p/m
Need a 183 households to
contribute at this price

R950.00 p/m
(Includes Mun fee)

Huidige lidmaatskap |
Current Membership

151

**Jaarlikse verhooging word verwag Januarie 2027 |
Annual Increase to be expect in January 2027**

Item	Description & Actions
6.2 Cost savings options & suggestions	The impact of rising fuel costs on the current security model was discussed. Fuel represents a significant portion of the operating cost of the dedicated response vehicle, and concerns were raised regarding the long-term sustainability of the current arrangement. Several options were considered, including: ● Maintaining the current dedicated response vehicle with a future fee increase. ● Sharing security resources with Lynn de Grace. ● Exploring a vehicle and motorcycle/electric bike combination. ● Replacing the existing vehicle with an electric vehicle. ● Investigating community-owned vehicle options. ● Negotiating a shorter-term contract rather than immediately entering into a new three-year agreement. It was noted that increasing monthly fees may negatively affect participation levels and membership retention. Members were advised that Brunaly Park is currently operating slightly below required income levels and that reserves are gradually being depleted. Members expressed support for exploring alternative solutions that would

	maintain security standards while limiting fee increases where possible. Resolution: Members granted the Directors a mandate to: • Negotiate with Ditaba Security and Lynn de Grace regarding alternative security models and pricing structures; • Negotiate a shorter-term contract where appropriate; • Investigate cost-saving measures and alternative operational models; • Present preferred options and associated financial implications to members before any significant changes are implemented. • Community members took initiative in exploring a community-owned vehicle and the cost implications. - Feedback to the community will be given
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Item	Description & Actions
7. Substitute Directors 2026/2027	Opportunity was given for anyone that would like to nominate someone or themselves - No one volunteered
Vote	No one opposed the directors staying directors. The Following directors to stay on the board of directors. Kobus Wolvaardt Marcus Norden Harish Jhupsee Kenneth Swettenham

8. Conclusion	The following matters were raised and discussed: • Concerns regarding speeding within the neighbourhood. Various traffic-calming measures, including electronic speed display boards, were discussed and will be investigated further. • Members were encouraged to report incidents promptly and provide detailed information to assist with crime statistics and investigations. • Residents were requested to report instances where gate guards are not performing their duties as expected, particularly regarding monitoring vehicles entering and exiting the neighbourhood. • An update was provided regarding previous investigations into physical access-control gates. Current options remain costly and operationally challenging. • Members were encouraged to continue supporting the project financially and, where possible, contribute above the minimum membership amount. • Appreciation was expressed for the continued efforts of volunteers, Directors, Ditaba Security personnel, and participating residents.
9. How to join	Please refer to page 24 or you can visit the website for more information. Make sure you request your membership board. and put them up, they are part of advertisement and also shows that you are covered by the security

	project.
10. Communication	Ways to communicate with us.

10. Kommunikeer met ons / Communicate with us

**Maniere wat ons kommunikeer |
Ways we communicate**

- ❖ www.brunalypark.co.za
- ❖ brunalypark@gmail.com
- ❖ 071 132 6573
- ❖ Alarms
- ❖ WhatsApp Groepe | Groups

Betrokkenheidreëls op die webwerf! |
Rules of engagement on the website!

Nood | Emergency

- ❖ Beheerkamer Ditaba Control room
24hr no: 086 110 2500
- ❖ WhatsApp Brunaly Emergency Group





11. Thank you	Meeting adjourned
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