
Paragraph 16 of Agenda and Notice: Special Resolution to raise a once off special levy of R4000, 00 per member, alternatively, a special levy of R700, 00 per month for a period of 6 months to complete the road surfacing and profile project in 2021.

BACKGROUND:-

1. The Estate was first developed over 20 years ago. In terms of the roads, a twenty-year lifecycle was envisioned before requiring resurfacing. However, the quality of the roads has always varied across the Estate and it has long been understood that resurfacing needs to be done.
2. During 2012 and 2013, preparation towards resurfacing was done by reprofiling the edges of the roads to ensure a standard width throughout the Estate and installing curbstones to assist in reducing water damage.
3. The project to resurface the roads was stalled owing to financial constraints.
4. Previous request for a special levy to cover the cost of resurfacing was denied by the Members. Members felt that the cost of the resurfacing had to be reserved out of surplus maintenance funds.
5. Severe rains and frost cause damage to the surface and scheduled maintenance has become critical. The Board has also received demands from Members to finalise the scheduled road maintenance and make the roads watertight and operational for as long as possible between scheduled maintenance.

6. The reserve fund available for the scheduled road maintenance (resurfacing and completion of profile) is R500 000-00 (Five Hundred Thousand Rand) out of the R1 500 000-00 (One Million, Five Hundred Thousand Rand) required.
7. The bitumen product that will be used defies the aging process and can extend the road lifecycle to 10 years instead of 5 years between scheduled maintenance. This cationic quickset bitumen emulsion mixed with selected crushed mineral aggregate, cement and water is applied with a new purpose-designed spray system. It prevents the ingress of water into the underlying layers of a road by filling in the cracks and voids of the existing surface. It also improves durability by preventing further oxidation of the aged binder. Once applied, no subsequent compaction via pneumatic or drum roller is required. The mix drying time is drastically reduced, the road can be reopened to traffic under a wider range of weather conditions versus conventional slurry and chip seals. This makes it a very cost-effective solution for waterproofing and restoring wearing course rigidity. This micro-surfacing technique is also environmentally friendly. Key benefits include low tyre noise and the absence of harmful emissions during application and curing.

PROPOSAL:-

8. Request special levy of R4 000-00 (Four Thousand Rand) or R700-00 (Seven Hundred Rand) x 6 months to complete the road resurfacing and profile project with a projected lifespan of 10 to 15 years.
9. Therefore, the following proposed resolution is to be voted upon:

RESOLUTION:-

- 9.1. Special levy of R4 000-00 (Four Thousand Rand) once-off or R700-00 (Seven Hundred Rand) x 6 months with the road resurfacing and profile project to be started during 2021.

OUTCOME OF RESOLUTION:-

10. Start the resurfacing of the roads during 2021 and uplift the marketability of all homes on the Estate.

VOTING REQUEST:-

Members vote to begin the project during 2021;

- Through a special levy to cover the balance of the outstanding amount required.