



INGWELALA

Ingwelala Share Block Limited

Reg. No. 1983/006997/06

P O Box 121, Hoedspruit, 1380

Tel: +27 (0) 15 793 1242 / Fax: +27 (0) 15 793 1285

Email: reception@ingwelala.co.za

Wednesday 25 April 2012

Message from the Chairman

Dear Members of Ingwelala,

SWIMMING POOL REBUILD

Introduction

As you are no doubt aware from all the communication to Members since the Dando Flood in mid-January 2012, the Ingwelala Swimming Pool fell victim to the enormous forces of nature and requires to be rebuilt. This document aims to explain the Board's decision to rebuild the Swimming Pool and bring all Members up to date with developments in this regard.

Flood Damage to the Pool

During the height of the Dando Flood, the Swimming Pool and the surrounding landscape was completely under water, the extent of which had risen right up to the Reception entrance. The force and turbulence of the Flood water deposited large amounts of mud in the Pool and caused serious horizontal cracks in its wall. Once the water table had subsided, significant ground movement around the Pool added further damage to its walls and floor. It became immediately apparent to the Management that our Pool had been seriously damaged and would require major repair or rebuilding. This was confirmed by the Board after a site visit during the emergency Board Meeting in January 2012.

Repair vs Rebuild

Various Pool construction companies were called in to assess the state of damage to the Pool as well as the Insurer's Loss Adjuster together with accompanying professionals (engineer and quantity surveyor). We were advised by the pool constructors that the cost of repairing would be of a similar magnitude to that of building a new pool. This is due to the soil compaction and stabilizing that would be needed before any repairs could be carried out, which would require a concrete inner layer and marblelite surface to be added to the existing shell. The indicative quotes that we obtained at this early stage confirmed this. In view of all of this, our Insurer decided to write the Pool off due to its extensive damage and authorized us to proceed with the rebuilding of a new Pool. Our Insurer also requested us to move the location of the new Pool further away from the riverine system and increase its elevation in order to reduce the risks of future damages/losses. If we rebuild the new Pool in the existing location, Ingwelala will have to bear an additional cost of RK250 in order to increase the Pool's elevation. This amount is not recoverable from the Insurer.

Directors: K. Alborough (Chairman), I. Knight (Vice Chairman), J. Llewellyn (Managing), R. Bezuidenhout, H. Cochrane, D. Fourie, C. Henderson, A. Rossaak, J. Saker, J. Vice, I. Visée

Professional Advice

The Building Committee, under the guidance of the Dando Project Team and our Insurer, proceeded to obtain professional advice on the building of a new Pool which will satisfy most of our needs. This extensive research culminated in approval from the Insurer (and the early payout of the Pool claim) and a Proposal to the Board.

Location, Design, Size and Operation

In considering a new Pool, the Dando Project Team focused on the important aspects of *Size, Shape, Location* and *Operation*.

Regarding *Size*, the new Pool should neither be reduced in size (for usage reasons) nor increased in size (for environmental reasons) compared to the current Pool. The current Pool's volume is 630,000 litres and the new Pool being proposed is in the same order of magnitude (607,500 litres).

Regarding *Design*, it should be modernized to compliment the architectural design of the new Administration Complex and include martini seats and a bigger, integrated 'kids' pool. The Dando Project team considered the need for exercising and cooling off in very hot weather, and therefore the new design is longer and has a deeper section than the existing pool. The inclusion of martini seats around the sides will improve the recreational appeal.

Regarding *Location*, the new Pool should be closer to the Members Area and Car Park that will create a better ambience and aesthetics, provide bathers with more convenient shade, and ultimately pull the new development into a smaller foot print which should always be our largest consideration and objective. A number of alternative locations have been considered within the constraints of the existing trees and buildings as well as the Insurers request, and an optimum site has been identified. The new location will be integrated with the existing braai area under the trees.

Regarding *Operation*, the filtration systems should be near silent and efficient and the design should make cleaning easy and less labour intensive.

In order to reduce the footprint, the old pump house/filtration plant will be demolished for obvious reasons and be relocated to the position of the old kid's pool, and possibly include a change room and showers and/or outside showers.

Annex A on page 4 sets out the proposed shape and location of Ingwelala's new Swimming Pool.

Proximity to Bungalows and Members Concerns

Careful consideration of the new Pool location has been taken into account in order to limit the possible noise and privacy impact that it may have on surrounding Bungalows. As the new Pool is only being moved approximately 15 meters to an area already used for recreation, it is the view of the Board that no Members Bungalows will be adversely affected by the new Pool location.

Old Pool Area and future use of old Sites

The old Pool area will be filled in and rehabilitated into a grassed area for recreational purposes to encourage such use further away from the Car park area and the Administration Complex. This will reduce the risk of broken windows in the Administration complex.

It is important to note that in the future, we may wish to use old sites for new developments and Members must bear this in mind (examples could be the old Super bowl or old Pool Pump House).

Quotes

A number of Quotes were requested from reputable pool construction companies that have experience in building very large pools, and Penguin Pools was finally selected as the preferred provider. Our Insurer has concurred with this choice.

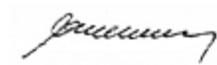
Board Decision

The Proposal to rebuild the Pool was circulated to the Board on 10 April 2012 and all Directors have agreed to the Proposal.

Construction and Project Management

Construction of the new Swimming Pool will commence in early May 2012 after the public holidays and be included in the overall project management of the Bungalow Restoration Project.

Sincerely,



Kevin Alborough
Chairman

