

Houghton Golf Club
Minutes of Annual General Meeting
Held on Wednesday 16 April 2008
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1. Present

The meeting opened at 19.00. Members from the following categories were present and signed the attached attendance register.

Category	Number
Life	1
Full or senior members	42
Midweek	3
Ladies	11
Staff	1
Total	58

The number of members that attended exceeded this total as seating was arranged for 100 people and most of it was occupied. Unfortunately these members did not heed the call to sign the Attendance Register.

The Main Committee members present were as follows.

G. Buskin, M. Modlin, R. Rottanburg, I. Delacour, P. Vallet, J. Shapiro, G. Treger, H. Magid, J. Wolf, P. Pokroy

The following Main Committee members tendered their apologies.

D. Rosenzweig, G. Mansell

The General Manager, E. van der Velde, kept minutes.

2. Welcome

Gary Buskin welcomed all members to the meeting. He reminded members that the agenda was included in the notice of the Annual General Meeting in the 85th Annual Report 2007 posted to all full members. He confirmed that a quorum was present.

He informed members that the Agenda would be altered to allow for presentation on the progress on the golf course and the design of the new clubhouse. The meeting would be addressed firstly by Sean Quinn, representing Nicklaus Design, and secondly by Kylie Kushke, representing Boogertman+ Partners.

3. Golf Course Presentation

Sean Quinn delivered a presentation on the golf course but allowed members to interact and ask questions as he progressed.

The club would receive a Jack Nicklaus Signature golf course, which meant that Jack Nicklaus was personally involved in all design elements of the golf course, visited the site regularly and was intimately involved with the project. The project team were experienced and professional especially the shapers who had a keen eye for detail.

The area, which was available to the designers to plan the layout of the golf course, was limited. The original layout was retained as much as possible but the routing of play effectively reversed. The golf course was however significantly reconstructed and substantial earthworks were undertaken.

The relocation of the clubhouse to the middle of the golf course was from the designer's perspective preferable since it allowed modifications to the numbering of holes to facilitate the flow of play

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resulting in better starting and finishing holes. The space of the original clubhouse would become part of the hotel/apartment development.

Generally the layout of the golf course from hole 1 to hole 18 was reviewed, briefly explaining the design strategy of each hole and highlighting the hazards that an average golfer faced. The grasses used were kikuyu on the tees, fairways and rough and Bent A1 and A4 on the greens. There were plenty tees for all categories of golfers including ladies and seniors. The golf course length was about 6700 metres from the professional tees, between 5000 and 6500 metres for men depending on status, and 4800 metres for ladies. The greens were not constructed on the sub air basis.

The water management issue was explained and an indication given of which dams would be enlarged and also those that permission was still required. It was expected that the club would triple its existing capacity and that some of the dams would be about 6 metres deep.

The concern of some members about the extent of the steep climbs on some holes was allayed as these were relatively short and not continuous. Golf cart pathways were provided but were not continuous in all areas because of the topography and the need to cross a fairway. A pathway was not constructed across the fairway when it would be clearly visible to the golfer.

The practice facility area consists of practise tees of about 6000 square metres, a driving range of about 300 metres, a chipping area and practice bunkers. The putting greens will probably be located near the first tee.

Access to the clubhouse would through a tarred road from Osborne Street. The road does cross the 4th hole but will be sunk below the fairway level and will not be visible to golfers. The parking at the clubhouse will be predominantly underground.

The construction of the apartment/hotel complex was interfering with some of the holes near to it but resolutions to the problem were being discussed with the developer. Members were assured that their concern about the closeness of the apartment to the golf course was unfounded and that the building did not significantly intrude and would not detract from the golfing experience.

A member queried the building on the golf course by the old 17th green. The response was that a mock up of the hotel room and apartment was being built but would be demolished after the marketing campaign was complete.

Gary Buskin thanked Sean Quinn for his all his good work.

4. Clubhouse Presentation

Kylie Kuschke delivered a slide presentation on the clubhouse but allowed members to interact and ask questions as she progressed.

The site plan reflected the location of the new clubhouse in the centre of the golf course as opposed to its previous position in the centre of the apartment/hotel complex. The route described in the presentation was the flow of a typical golfer playing at the club.

The new entrance would be on Osborne Street, opposite Grant Avenue, and would lead to a gatehouse and the tarred road to the clubhouse. The road to the clubhouse would follow a scenic route through the tree lined golf course with a cut out section passing under the 4th fairway.

The clubhouse, which is about 2 500 square metres in size, is centrally located and has magnificent 180° westerly view of the golf course. The parking area consists of 52 surface and 157 underground bays. The total number of bays of 209 is deemed sufficient to cope with full fields although overflow parking will be considered.

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Basement

The basement parking has a central core that allows access to the ground and first floor. The central core consists of a foyer consisting of both a staircase and lift. The foyer, which considered a front of house area, will be a well appointed and presentable entrance.

The basement will also have parking for 66 golf carts with access to the golf course and the basement parking. There is also an extensive area consisting of a dining room, ablution facilities, lockers and a caddy master/golf cart controller office. The movement of the caddies is restricted to the basement and they will not have access to the clubhouse. The general staff have a separate area with a laundry, dining room, ablutions and lockers.

Ground floor

The ground floor consists of 52 surface bays and an external paved area near the entrance is available for product displays or overflow parking. The entrance leads to a large general lobby area containing the stairs and passenger lift. The socialising area consists of a private lounge, a large covered patio and a small open patio.

The pro-shop has retail space overlooking the golf course staging area and has a store for stock. The club office area consists of an office for the Golf Director, a 14 seater boardroom, an open plan administration office and ablutions.

The halfway house has space for 20 people seated at square tables and additional space for 20 people in a milling lounge area. The halfway house serving area is connected to the backhouse of area consisting of a small kitchen with limited food and beverage storage and freezer/cold room facility. The workflow is assisted by a loading dock and small delivery yard, a goods lift distributing to both the basement and first floor areas and an entrance for general staff and caddies.

The ablution area has a lobby including a shoe shine facility, a housekeeping store and three treatment rooms. The male ablutions consist of a small lounge area, a wet zone of about 8 toilets, 8 showers and 6 basins and change area with 100 personal lockers and 200 shared lockers. The female ablutions consist of a small lounge area, a wet zone of about 5 toilets, 5 showers and 5 basins and 42 personal lockers and 86 shared lockers.

First Floor

The first floor has a generous sized lobby containing the stairs and passenger lift. A card room is off the foyer.

The lounge seats about 80 people but the bar area provides for additional seating. The external covered and open balcony areas will provide additional seating.

The dining area is the grill room, which seats approximately 80 banquet style and 180 cinema style. The supporting back of house area consists of the kitchen, food and beverage stores, staff ablutions and a goods lift.

General

The section reflects the 3 levels of the club. A single storey building was not built because of the land area constraints and the desire to maximise the views of the golf course.

The architectural theme and interior theme pictures indicated the designs the architects were considering. The perspective was an artist's impression of the clubhouse architectural style.

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Questions and Answers

A member asked where the bag room was located. The response was that it was currently not incorporated but when this provisional plan is reviewed by club management space would be identified for its location.

A member queried how the club would cope with difficulty of moving a large number of people between the three storeys and questioned why an escalator was not considered. The response was that the stairs and lift were considered sufficient and that an escalator takes too much space. New lift technology was capable of moving people quickly.

A member queried the cart flow and the caddy movement. The response was that a proper flow had been provided for the golf carts with basement parking, a staging area, cart paths around the course and parking areas at the halfway house. The caddy movement would be from a holding area, which is at the workshop located near the entrance to the club, to the clubhouse. Caddies would use their clubhouse facilities for a brief period while caddying but would wait at the holding area while waiting for a bag. This complete process was being reviewed by club management.

Gary Buskin thanked Kylie for an informative presentation.

5. Apologies

The following members tendered their apologies either in writing or verbally.

D. Ettlinger, R. Buch, L. Lewis, D. Hilewitz, M. Kahn, C. Berger, M. Klein, H. Philips, C. Kahan, C. Meyerowitz, M. Goldsmith.

6. Deaths

The deaths of current and previous members as listed in the Annual Report were acknowledged with a moment of silence. The list excluded the deaths during the current year of Sockie Sack.

7. Matters Arising

There were no matters arising from the minutes of the previous Annual General Meeting of Tuesday 24 April 2007, and they were accordingly approved with R. Rottanburg, as the proposer, and I. Delacour, as the seconder.

8. President's Address

Gary Buskin refereed to his detailed report enclosed in the 2007 Annual Report and inquired whether members had read the report and whether they wished for him to present it again. Members confirmed that it could be taken that the report had been read. He then requested whether there were any specific questions related to it but none were forthcoming.

9. Treasurer's Address

The Treasurer, Rodney Rottanburg delivered the enclosed address.

A member queried when the hotel would start paying for their 15 000 golf round. Brian Blumenthal, the attorney who drafted the agreement, responded that it was when the hotel was completed or 27 months before the effective date of the agreement, which was 1 July 2007, whichever was the earliest date. Brian reminded members that other compensation for the club that had been promised by the developer was the R 10 000 entrance fees charged to each apartment owner.

Brian stated that the third addendum to the agreement was in the process of being completed. He informed members that it was pleasure working with the developer, David Nagle, as he had timeously complied with all the terms of the agreement. He stated that the club should be thankful to David Nagle

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for the passion, energy and funds that he was invested into this project. The member body reflected their thanks through applause.

Gary Buskin thanked Rodney for his valuable contribution to the club.

10. Election of Office Bearers and Main Committee Members

Gary Buskin announced that no current members of the Main Committee had resigned and were therefore available for re-election. The position of Vice Captain, who is an office bearer, is still vacant.

G. Treger, an existing Main Committee member, was nominated for the position of Vice Captain. Members approved the nomination with M. Klitzner as the proposer and S. Unterhalter as the seconder. The current Office Bearers are therefore as follows.

- President – Gary Buskin
- Vice President - Martin Modlin
- Captain – Ian Delacour
- Vice Captain – Gary Treger
- Treasurer – Rodney Rottanburg

Gary informed members that there was still a shortfall of members on the Main Committee and requested any nominations from the floor. Only one nomination was received with R. Hepker proposed by M. Klitzner and seconded by N. Kagan. Gary welcomed Ronnie Hepker back onto the Main Committee.

11. Confirmation of Auditors

The audited financial statements were accepted with B. Philips proposing and M. Pollock seconding.

The appointment and remuneration of the current auditors PKF (Jhb) Inc was approved with J. Woolf proposing and J. Nestadt seconding.

12. General

The floor was opened for general questions

Norman Kagan queried why the club had sold its maintenance equipment. Gary responded that it was the intention to outsource the maintenance to Golf Data, who were constructing the golf course. The agreement would be to maintain the golf course to a Jack Nicklaus Signature golf course standard for a 7 year period and would include the provision of equipment. Similarly the clubhouse facilities would be outsourced to the hotel operator, probably the Three Cities Group. The club intended to have minimal staff.

He also queried why there had been a lack of communication with members. Gary responded that after the June closure club management had initially focused on the proper closure of the club and finalising the agreement as the development plans evolved. He acknowledged that there had been no communication at that stage but this had now been rectified through regularly email newsletter. He encouraged members to ensure that their email addresses were communicated to club administration and that all members consult the club's website at www.houghton.co.za for information.

A member queried when the new business plan would be complete. The response was that significant work had already been done and it would be finalised now that the new committee had been constituted.

13. Close

Gary Buskin closed the meeting at about 21.30 and thanked all members for their attendance and participation.