

## Appendix 3: Registration and comments

Roslyn Alcock

**claire@eapservices.co.za**

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**From:** Roslyn Alcock [REDACTED]  
**Sent:** Thursday, 08 January 2026 11:37  
**To:** claire@eapservices.co.za  
**Cc:** chad alcock  
**Subject:** Re: NOTIFICATION OF PUBLIC PARTICIPATION PROCESS - Part 2 amendment application KHOA DEDEAT REFERENCE: EC08/1M/74-98

Good day Claire,

Would you be so kind as to let me know what mandate you are relying upon for the proposed amendments to the ROD?

In addition, what date was the SGM held for this mandate as we cannot recall the Part 2 Amendment being requested and voted on at any SGM we attended.

We need this information before we can submit our comments regarding the so-called proposals.

Kind regards,  
Chad & Roslyn Alcock

On Thu, Nov 20, 2025 at 8:58 AM <[claire@eapservices.co.za](mailto:claire@eapservices.co.za)> wrote:

#### **NOTIFICATION OF PUBLIC PARTICIPATION PROCESS**

Notice is hereby given that the landowner and applicant (Kingsway Homeowners Association (KHOA) ) intends to apply for a part 2 amendment application for environmental authorisation (DEDEAT REFERENCE: EC08/1M/74-98) in terms of the National Environmental Management Act (Act 107 of 1998) (NEMA)

Competent authority: Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT)

Kingsway Resort is located within the Kouga Municipal area on the eastern bank of the Gamtoos River estuary, approximately 3.5 km from the estuary mouth.

Approximate central coordinates: 25° 0'63.6"S; 33° 57'2.6"S

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Following the 30-day review and comment period, the draft part 2 amendment assessment report will be updated accordingly and the part 2 amendment application will be submitted to the DEDEAT for consideration

Provide comment within 30 days of this notice at the contact details provided below.

Environmental Assessment Practitioner appointed for the NEMA part 2 amendment application process:

Claire De Jongh (EAPASA registration: 2021/3519)

Tel: 0846074743

Email: [claire@eapservices.co.za](mailto:claire@eapservices.co.za)

Post: 17 High St, Mount Pleasant, 6070, Eastern Cape

Kindly find attached:

- Notice of intent
- draft Part 2 assessment report for 30-day review and comment

Please submit comments by 12 January 2026.

Thank you for your participation in this process.

Kind Regards

**Claire De Jongh**

0846074743

EAPASA registration: **2021/3519**

**From:** Roslyn Alcock [REDACTED]  
**Sent:** Sunday, 11 January 2026 21:11  
**To:** claire@eapservices.co.za  
**Subject:** Re: NOTIFICATION OF PUBLIC PARTICIPATION PROCESS - Part 2 amendment application KHOA DEDEAT REFERENCE: EC08/1M/74-98

Good day Claire,

The amendments to the ROD that the KHOA wish to do are simply not allowed because of clause 8.1.3 of General conditions of the ROD. 8.1.3 States: Any changes in the project that could have significant environmental impacts and that would differ from that which was authorised by this Department, is to be submitted to this Department for approval prior to such changes being effected. Portion 34 is 9.762 ha and if the common ground was changed to open space 2 ,would be a huge loss for the environment as 2.622 ha are ERF.only.

EXCOM has allowed members to encroach onto private open space 3, component of portion 34 between the individual erven, so blatantly of which it is Ultra Virus for EXCOM to have done so.

There is no approval from the Department to do this, thus clause 8.1.3. comes into effect to safeguard the environment into the future. As per ROD in Description of Activity, ' all undeveloped land within Portion 1 and 34 to be zoned as Open 3 ,regarded as common property and to be managed as a protected natural area or a Nature reserve by the Kingsway Homeowners Association' .

Of vital importance are the AGM minutes of the 27th of May 2018 which will also prove that clause 8.1.3 is so important. As per the minutes of this meeting "One huge concern which Mike Cohen has brought to our attention that if we have an audit of our ROD, and we don't comply, we could be issued with a penalty fine of up to 5 million rand, so it is of the utmost importance that we do not deviate from the rules of the ROD and remain within our boundaries of our properties. As a result of this, in going forward no deviation onto common property will be allowed at all, as this can have a massive implication and attract penalties as outlined above." Excom has been warned again to not allow members to encroach onto common ground.

Eric Fouche, in his email sent 3 December 2019, we will quote a paragraph that Kouga also agrees with clause 8.1.3: " to this there is also the ROD which is relevant to all other clearances of land / road buildings and other which needs to be approved first through Kouga Municipality the extract

from their mails as very specific (only changes that have significant environmental impacts and that would differ from that which was authorised by the department is to be submitted to this department for approval prior to such changes being affected"

Claire, we are surprised that in your audit report to DEDEAT that you failed to report some glaring encroachments.

1. Road change at Disco Drive
2. Many fences on common ground
3. Fences blocking the fire break between plots 182, 183, 184, etc.
4. Two Structures on ERF 140
5. Boundary fences that don't allow animal movement
6. Gates on common ground stopping freedom of movement
7. Water tanks on common ground
8. Wendy houses on common ground
9. Brick walls in contravention of building regulations and ROD.

Nowhere has permission been given for these encroachments onto common ground and it is the Committee's duty, as per building regulations, all structures must be confined to the site / erf / boundaries and not to encroach onto open space. This could be said no simpler, there should be no ROD changes until the encroachments are removed / resolved.

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EAPASA registration: **2021/3519**

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**From:** Roslyn Alcock [REDACTED]  
**Sent:** Monday, 12 January 2026 16:42  
**To:** claire@eapservices.co.za  
**Cc:** chad alcock  
**Subject:** Re: NOTIFICATION OF PUBLIC PARTICIPATION PROCESS - Part 2 amendment application KHOA DEDEAT REFERENCE: EC08/1M/74-98  
**Attachments:** Comments On Proposed Amendments\_ Alcocks.docx

Good day Claire,

Please see attached document with comments.

Regards,  
Chad & Roslyn Alcock

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0846074743

EAPASA registration: **2021/3519**

**claire@eapservices.co.za**

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**From:** Roslyn Alcock <[REDACTED]>  
**Sent:** Tuesday, 13 January 2026 15:18  
**To:** claire@eapservices.co.za  
**Cc:** chad alcock  
**Subject:** Re: NOTIFICATION OF PUBLIC PARTICIPATION PROCESS - Part 2 amendment application KHOA DEDEAT REFERENCE: EC08/1M/74-98

Good afternoon Claire,

Thank you for your response, much appreciated.

Kind regards,  
Chad & Roslyn

On Tue, Jan 13, 2026 at 5:59 AM <[claire@eapservices.co.za](mailto:claire@eapservices.co.za)> wrote:

Good day

Thank you for your email.

Apologies for the late response, I was on leave.

Kindly find attached as requested.

Thank you for your participation in the process.

Kind Regards

**Claire De Jongh**

0846074743

EAPASA registration: **2021/3519**

---

**From:** Roslyn <[rozalcock@gmail.com](mailto:rozalcock@gmail.com)>

**Sent:** Sunday, 11 January 2026 12:11

**To:** [claire@eapservices.co.za](mailto:claire@eapservices.co.za)

**Cc:** chad alcock <[chaddavidalcock@gmail.com](mailto:chaddavidalcock@gmail.com)>

**Subject:** Fwd: NOTIFICATION OF PUBLIC PARTICIPATION PROCESS - Part 2 amendment application KHOA DEDEAT REFERENCE: EC08/1M/74-98

Good day Claire,

Please acknowledge receipt of the below email we sent to you on 8 January and provide us with the requested information.

Kind regards,

Chad and Roslyn Alcock

Begin forwarded message:

**From:** Roslyn Alcock [REDACTED]

**Date:** 08 January 2026 at 11:36:40 SAST

**To:** [claire@eapservices.co.za](mailto:claire@eapservices.co.za)

**Cc:** chad alcock <[chaddavidalcock@gmail.com](mailto:chaddavidalcock@gmail.com)>

**Subject:** Re: NOTIFICATION OF PUBLIC PARTICIPATION PROCESS - Part 2 amendment application KHOA DEDEAT  
**REFERENCE: EC08/1M/74-98**

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Virus-free. [www.avast.com](http://www.avast.com)

**claire@eapservices.co.za**

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**From:** Roslyn Alcock <[REDACTED]>  
**Sent:** Monday, 30 March 2026 18:00  
**To:** claire@eapservices.co.za  
**Subject:** Fwd: NOTIFICATION OF PUBLIC PARTICIPATION PROCESS - Part 2 amendment application KHOA DEDEAT REFERENCE: EC08/1M/74-98  
**Attachments:** Annex A\_Detailed Complaint.pdf

**Flag Status:** Flagged

Good day Claire,

We hope you are well.

With regards to the below emails we have no feedback from you thus far besides the mandate you sent which, to our knowledge, was never voted on.

We still maintain that clause 8.1.3 of the ROD disallows a part 2 amendment to the ROD because the encroachments have already happened. In order to abide by clause 8.1.3 the encroachments have to be rectified first. A glaring example is that there are fences between many of the properties instead of 2 metres of indigenous vegetation. The members who have taken common ground by fencing it have to take the fences down first before any amendments can be requested.

Kindly respond with your feedback.

Many thanks  
Chad & Roslyn Alcock

----- Forwarded message -----

**From:** Roslyn Alcock <[rozalcock@gmail.com](mailto:rozalcock@gmail.com)>  
**Date:** Wed, Jan 14, 2026 at 2:26 PM  
**Subject:** Re: NOTIFICATION OF PUBLIC PARTICIPATION PROCESS - Part 2 amendment application KHOA DEDEAT REFERENCE: EC08/1M/74-98  
**To:** <[claire@eapservices.co.za](mailto:claire@eapservices.co.za)>

Good day Claire,

Kindly note that the attached resolution you sent is currently part of the CSOS complaint (attached to this email) which is awaiting adjudication by CSOS. This pertains to the voting procedure and results as well as the fact that the SGM was called for Part 1 amendments, which is clearly stated by Duwayne in the recording of the SGM, in fact it forms part of his opening statements, and nowhere in the recording is any mention made of a Part 2 amendment.

Attached is a copy of the complaint lodged with CSOS, so that you can gain clarity on the issues of mandate and the rezoning in question. That meeting primarily dealt with the administrative name change, building violations and the discussions with Kouga regarding the violations and notices sent to members, Duwayne also stated that only once the transgression notices have been rectified, will any zoning issues be dealt with.

It is also clearly stated by Duwayne that as the ROD is in the name of Bool Smuts, KHOA cannot make any amendments to the ROD, and that the Administration change must 1st be done. Thus, this process of ROD amendments and rezoning is premature, and all parties should await the adjudication by CSOS prior to proceeding with any applications for the ROD & Rezoning.

What is clear from Mr. Govender and Lawrence is that the zoning must be per the court order as it is now OS3, and only an application to the High Court for an amendment to any clause must firstly be done, especially since there have been 2 court rulings in favour of the current ROD and Deed of Settlement. The committee acts as if they are an executive authority, which they are not. Any amendments approved by DEDEAT or Kouga, will place them in contempt of a binding court order. Both Mr. Govender and Lawrence have agreed with those views in correspondence with them.

Dedeat does not have the authoritative powers to grant KHOA the power to decide over common ground.

It would be pertinent for you to request the recording of this meeting from KHOA to get clarity on this issue.

Regards  
Chad & Roslyn Alcock  
Plot 180

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**Claire De Jongh**  
0846074743  
EAPASA registration: **2021/3519**

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**From:** Roslyn < >  
**Sent:** Sunday, 11 January 2026 12:11  
**To:** [claire@eapservices.co.za](mailto:claire@eapservices.co.za)

Cc: chad alcock <chad.alcock@ecm.gov.za>

**Subject:** Fwd: NOTIFICATION OF PUBLIC PARTICIPATION PROCESS - Part 2 amendment application KHOA DEDEAT REFERENCE: EC08/1M/74-98

Good day Claire,

Please acknowledge receipt of the below email we sent to you on 8 January and provide us with the requested information.

Kind regards,

Chad and Roslyn Alcock

Begin forwarded message:

**From:** Roslyn Alcock <roslyn.alcock@ecm.gov.za>

**Date:** 08 January 2026 at 11:36:40 SAST

**To:** [claire@eapservices.co.za](mailto:claire@eapservices.co.za)

**Cc:** chad alcock <chad.alcock@ecm.gov.za>

**Subject:** Re: NOTIFICATION OF PUBLIC PARTICIPATION PROCESS - Part 2 amendment application KHOA DEDEAT REFERENCE: EC08/1M/74-98

Good day Claire,

Would you be so kind as to let me know what mandate you are relying upon for the proposed amendments to the ROD?

In addition, what date was the SGM held for this mandate as we cannot recall the Part 2 Amendment being requested and voted on at any SGM we attended.

We need this information before we can submit our comments regarding the so-called proposals.

Kind regards,

Chad & Roslyn Alcock

On Thu, Nov 20, 2025 at 8:58 AM <[claire@eapservices.co.za](mailto:claire@eapservices.co.za)> wrote:

#### **NOTIFICATION OF PUBLIC PARTICIPATION PROCESS**

Notice is hereby given that the landowner and applicant (Kingsway Homeowners Association (KHOA) ) intends to apply for a part 2 amendment application for environmental authorisation (DEDEAT REFERENCE: EC08/1M/74-98) in terms of the National Environmental Management Act (Act 107 of 1998) (NEMA)

Competent authority: Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT)

Kingsway Resort is located within the Kouga Municipal area on the eastern bank of the Gamtoos River estuary, approximately 3.5 km from the estuary mouth.

Approximate central coordinates: 25° 0'63.6"S; 33° 57'2.6"S

An environmental authorisation (EC08/1m/74-98) was granted on 29 April 2008 for the expansion / upgrading of the Kingsway Resort in terms of Section 22 of the Environmental Conservation Act (Act 73 of 1989) to undertake a listed activity as schedule under Section 21 of the Act. The following activities were authorised:

*1(m) - The construction or upgrading of public and private resorts and associated infrastructure*

*1(k) - The construction or upgrading of reservoirs for public water supply*

*2(c) - The change of land use from agricultural or zoned undetermined use or an equivalent zoning, to any other*

Amendments are required for conditions contained within the EA (EC08/1M/74-98) and related measures in the scoping report. A draft part 2 amendment assessment report has been compiled to assess the impact of the proposed amendments. An EMPr has been compiled

A public participation process will be conducted according to Regulation 41 of the NEMA 2014 EIA Regulations (as amended, 2017). Permission to exclude placement of site notices (regulation 41 (2) a; regulation 41 (4)) and an advert (regulation 41 c) has been received from the DEDEAT; the original application process was subjected to a public participation process where Regulation 41 (2) and (4) were met.

All identified interested and affected parties are encouraged to participate in the process.

**The preapplication draft Part 2 application assessment report is hereby made available for a 30-day review and comment period.**

Review and comment Period: **20 November 2025 – 12 January 2026** (the days between 14 December and 5 January are not counted)

The report and appendices are available for download at: <https://eapservices.co.za/khoa-part-2-amendment/>

Following the 30-day review and comment period, the draft part 2 amendment assessment report will be updated accordingly and the part 2 amendment application will be submitted to the DEDEAT for consideration

Provide comment within 30 days of this notice at the contact details provided below.

Environmental Assessment Practitioner appointed for the NEMA part 2 amendment application process:

Claire De Jongh (EAPASA registration: 2021/3519)

Tel: 0846074743

Email: [claire@eapservices.co.za](mailto:claire@eapservices.co.za)

Post: 17 High St, Mount Pleasant, 6070, Eastern Cape

Kindly find attached:

- Notice of intent
- draft Part 2 assessment report for 30-day review and comment

Please submit comments by 12 January 2026.

Thank you for your participation in this process.

Kind Regards

**Claire De Jongh**  
0846074743  
EAPASA registration: **2021/3519**



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## Community Schemes Ombud Service (CSOS) Complaint

### Complainant:

Mark Todkill / Chad Alcock

Member of the Kingsway Home Owners' Association (KHOA) – Plot 119

### Respondent:

Kingsway Home Owners' Association (KHOA)

Chairman and Executive Committee

### Type of Scheme:

Homeowners' Association (Common Law Association)

### Date of Complaint:

15 September 2025

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### Nature of Dispute

This complaint relates to **unconstitutional procedures, violations of fiduciary duties, unlawful resolutions, unlawful business operation and misrepresentations** by the Chairman and Executive Committee (Excom) of the KHOA in respect of the **Special General Meeting (SGM) held on 24 August 2025**, and subsequent actions.

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### 1. Unconstitutional Notification of the SGM (Notices of SGM)

#### Facts:

- The Constitution requires:
  - **Clause 9.1:** 10 days' notice prior to the meeting, including the general nature of the meeting.
  - **Clause 9.11.5:** Agenda must accompany resolutions to be taken.
- On **8 August 2025**, members received the original notice of the SGM, listing only updates/clarifications (no resolutions).
  - Clarification on the digital ballot process
  - Revision of Part 1: Amendments to our Environmental Authorization (EA)
  - Update on Kouga Municipality Contravention Notices
- On **18 August 2025**, a revised agenda was circulated with new substantive items (including estimated costs).
- On **20 August 2025**, an email advised that resolutions would be put to a vote at the SGM.

#### Violation:

- The late introduction of agenda items and resolutions breached the 10-day notice rule.
- Members' rights to adequate notice, preparation, and consultation were violated.
- Chairman and Excom in violation of their constitutional mandate.

**Relief Sought:**

That the **proceedings of the SGM held on 24 August 2025 be set aside and declared unconstitutional** due to failure of fair and reasonable notice.

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**2. Unconstitutional Voting Procedure (Minutes SGM & Transcript Pg's 1, 21 & 22)****Facts:**

- Constitution **Clause 9.10** governs voting at General Meetings (show of hands unless ballot decided; all votes—yes and no—must be recorded).
- Constitution **Clause 10.2** governs proxy voting & submission of Proxy forms (receive 3 days prior to Any meeting)
- At the SGM:
  - Proxy form was altered to allow submission on the day of the SGM which is unconstitutional.
  - Does not seem that the persons holding proxies voted by show of hands, but were included in the final Yes votes in the minutes.
  - The Chairman announced voting by show of hands.
  - Only “Yes” votes were counted (46 counted in meeting).
  - Minutes later claimed **52 votes in favour** (including proxies).
  - No record of “No” votes, abstentions, or per-resolution breakdown.
  - Voting at meeting:
    - Members present = 40 members
    - Proxy's Received = 8
    - Total Present + Proxies = 48
    - Total Yes vote = 46, (which would include the late members 6, per minutes.

**Violation:**

- Failure to count and declare all votes violated members' constitutional rights (Clause 9.10.6)
- Misrepresentation of numbers (46 vs 52) shows irregularity.
- Lack of auditability of voting results undermines integrity of proceedings.

**Relief Sought:**

That **all resolutions at the SGM of 24 August 2025 be declared null and void** due to procedural violations, failure to allow members to vote fairly, and misrepresentation of voting results.

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**3. Breach of Fiduciary Duties / Dishonesty / Misrepresentation (Transcript Pg's 13-16)**

### **3.A - Addendum Violation**

#### **Facts:**

- The Chairman/Excom contracted legal professionals to secure an **Addendum to the Court-ordered Deed of Settlement (Case 1884/2013, dated 14 April 2016)** without member mandate.
- The Addendum (dated 17 April 2025) was irregular:
  - No proper designation of signatories.
  - Signed by KHOA only on 1 September 2025, months after developers.
  - No court stamping or registration evident
  - No evidence of any court proceedings or notification of such proceedings
  - No mandate by members to institute such proceedings
  - No cost estimations of such proceedings
  - Contains misrepresentation regarding zoning (incorrectly citing OS2 as created by the Spluma Act, not accounting for Kouga Notification of incorrect zoning, that without legal process should remain OS3 – Conservation).
- Chairman misled members by claiming the HOA were in possession of an amended Court Order (Refer Transcript)
  - The absence of such amended court order
  - Including misrepresentation regarding common ground use, which is not catered for in the constitution (including exclusive use).
- SGM vote sought after the fact, when negotiations had already occurred in April 2025.

#### **Violation:**

- Excom acted beyond its powers, without mandate, and contrary to its fiduciary duty to act transparently and in members' interests.
- Failure to notify and seek resolution for any amendments or addendums to the deed of settlement
- Failure to disclose intent prior to incurring costs for such amendments, which are still undeclared or known to members.

#### **Relief Sought:**

That CSOS **declare the Addendum invalid and of no effect**, and direct the Excom to:

- Obtain proper member approval before any legal or zoning amendments.
- Rectify misleading information given to members.
- Comply with the regulatory documentation and approvals currently in place.
- Be held accountable for any and all related costs. (Legal fees for addendums, rezoning cost etc).

### **3.B - Rezoning / Common Ground Usage – Misrepresentation/Violations (Transcript, Deedat & Kouga Communication, ROD, Building Rules)**

#### **Facts:**

- For the past 18 months, the committee has;
- Undertaken various surveying for rezoning section in the Resort, for which they have had no clear resolution or mandate from the members.
- Paid or are committed to pay, multiple parties for the surveying and other services in an attempt to unlawfully rezone sections of the common property, to enable violations of the regulation (ROD, Constitution & Building Rules). Referred to in the transcript as “Regularisation”
- The zoning of Open Space (OS) of either OS2 or OS 3-Conservation, does not allow for members to annex any common property.
- The constitution does not grant any use (including exclusive use) for the common property. The Constitution, Building Rules, Court-Ordered Deed of settlement & Record of Decision all are very specific in that “No Encroachments” onto “Common Property” is allowed.
- Property rights per the Constitution of RSA, protects property rights of individuals, member in the Resort are only entitled to the land they purchased and registered with the Deeds Office.
- Members of the resort do not have the right to annex any common property in the resort.

#### **Violation:**

- The Chairman / Committee (past and present), have allowed and in many instances, given permission for members to annex vast section of common property unlawfully.
- As Committee Members have also encroached, their conduct is of self-interest, rather than the benefit of the development.
- The misrepresentations to members, that the Committee has executive power, to enable common ground to be divided or share between members, is a gross failure of their fiduciary duties.
- Instead of enforcing compliance, they have chosen to follow unlawful routes in an attempt to keep the status quo, at vast cost to the members.
- The transcript of the SGM, clearly shows the misrepresentations being made, the lack of understanding by the members, the cohesion by the Chairman’s statements to entice member to partake in an unlawful voting process.

#### **Relief Sought:**

- The Chairman / Committee be directed to cease with the unlawful actions being taken, and to enforce the regulations that are already in place.
  - All Committee members be held personally responsible for their gross misconduct, and held liable for all unnecessary cost incurred during the 2023/2024 & 2024/2025 financial years.
  - This should include prior financial year committee members.
- 

### **4. Operating a Business (Pub) in Violation of Constitution & Regulations**

#### **Facts:**

- A pub is being operated within the residential conservation development.
- **Conditions registered against the Title Deed expressly prohibit commercial activity.**

- No municipal approvals or public participation process was followed.
- Town Planner confirmed no approval was granted.
- Liquor Board application was misleading:
  - Previous license holder misrepresented new operator as “manager”.
  - KHOA signed 3rd-party operator agreement despite lack of proper license.

**Violation:**

- Operation of a business within the HOA scheme without approval is unlawful.
- Liquor License are not transferable (New 3<sup>rd</sup> party cannot operate on another license)
- The attached document “Recreation Club, Bar, Documents” Shows:
  - Johan Meyer (Park Manager) left the position, and advertised.
  - The committee, appoint a new operator (Mr Mario Lucas), knowing that the license is invalid, as they documented, that it will operate on Johan Meyers license (unlawful).
  - Johan Meyer & the new operator, submitted documents, fraudulently claiming that the new operator was a manager, plus other person.
  - Weekly emails confirm that the pub operates as “Plaashond se Kuierhok”
  - None-residents are permitted into the Private Resort to attend the Pub, which caters for live music and other events.
    - This places members properties and person at risk, incidents which have already occurred.
    - Requires special municipal approvals, with notices for objections
  - The Committee does not have a License, Applications must follow internal process to approve by members
- Misleading communications to the Liquor Board constitute dishonesty by all parties (with Committee Approval / Oversight)

**Relief Sought:**

That CSOS:

1. Order the **cessation of all business operations (Pub) within the development.**
2. Direct the HOA to comply with all constitutional, municipal, and provincial requirements.
3. Rectify the misrepresentation to the EC Liquor Board.

**5. General Relief Requested**

In addition to the above, the Complainant requests CSOS to:

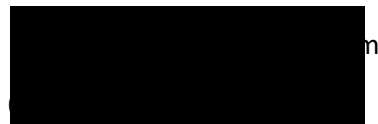
- Investigate the conduct of the Chairman and Excom for consistent constitutional violations.

- Direct the HOA to implement **transparent, constitutionally compliant procedures** for all meetings and decisions.
  - Declare **null and void all unlawful resolutions, procedures, and agreements** taken at or following the SGM of 24 August 2025.
  - Enforce compliance of their fiduciary duties, by the Chairman and Committee Members, under HOA governance principles.
- 

**Supporting Annexures:**

1. Kingsway Homeowners' Constitution
  2. Detailed Complaint
  3. Transcribed Recording of SGM 24 August 2025
  4. Notices of SGM (all notices & Agenda)
  5. Minutes of SGM 24 August 2025
  6. Addendum to Deed of Settlement
  7. Property Registration
  8. Proxy Form
  9. Resolution-SGM 24 August 2025
  10. Recreation Club Documents & Correspondence
  11. DEDEAT & Kouga – Communication (Violations, Rezoning, Violations)
  12. KHOA Building Regulations
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Mark Todkill & Chad Alcock



Date: 15 September 2025