

**MONTE CHRISTO ECO ESTATE HOMEOWNERS' ASSOCIATION  
MANAGEMENT MODEL**

**A. OBJECTIVE (What is expected)**

*To create an economically maintained, safe and professionally managed quality lifestyle*

**B. PERFORMANCE AREAS (how is it achieved)**

- A trustworthy security system
- Development and maintenance of gardens
- Environmental Management
- Maintenance of roads, common areas, buildings and equipment
- Control over building projects
- Good administration
- Trustworthy financial management

**C. MANAGEMENT ETHICS (with what management approach is it achieved)**

- Good communication
- Courtesy
- Trustworthy/Accountable
- Consistency
- Helpful
- Availability

**D. SUPPORT (what supports these management actions)**

- Constitution
- Policy Annexure "A"
- Rules Annexure "B"
- Approval Framework Annexure "C"

**E. EXECUTION**

- Who executes it Annexure "D"
- How is it executed Annexure "E"
- How is it measured and remunerated Annexure "F"
- Organisation diagram Annexure "G"