



## MINUTES OF THE ANNUAL GENERAL MEETING

22 NOVEMBER 2018 AT 12H00 AT CHURCH on MAIN, MILBANK ROAD, WYNBERG

1. The attendance register was placed for participants to sign.
2. Welcome

Mr Graham Flude chaired the AGM, welcomed all present including the Ward Councillor (Liz Brunette), Securitas Management, City CID representative Joepie Joubert and Col Nel of Wynberg SAPS.

Apologies from E Kok, L Hofman, S Jeffrey, R Paterson, L Hacking, A Massella, J Beatty, A Dodds, S Lieberman, J Mervis, J Sedgwick, G v d Spuy, A Olivier, J Roome were recorded.

There were no resignations and no new members during the year.

A quorum of members (67% including proxies) as per attendance schedule was present to constitute the meeting.

3. Approval of Minutes of previous AGM

The minutes of the AGM held on 30 November 2017 were approved.  
Proposed by I Hurst and seconded by M Smith.

There were no matters arising:

4. Agenda was approved.
5. Chairman's Report

Graham Flude read his report for the year ended 30 June 2018.

Reference was made to:

- the SRA By Law and Policy where the SRA is mandated and managed by the NPC with MOI revised in 2014.
- Core activities of security and cleaning continued per 5 year business plan (expiring on 30 June 2020). Requests for City to provide LEOs at the PTI not met.
- the Boards ongoing evaluation and upgrade of security Controllers and Drivers to Grade A in place and service provision has been enhanced.
- One patroller was replaced with a 'Dogs & All' handler and dog toward the end of the financial year this has increased the effectiveness as well as SAPS increasing there visibility.
- Both patrol vehicles were fitted with Dash Cams during the year.
- The appointment of Robert Witbooi as Cleaning Supervisor with dedicated vehicle from 1 July 2017 has had a positive impact on the cleanliness of the area as well as the handling of other urban management and maintenance issues.

- Moses Onewang passed away in August 2018 which lead to the restructuring of the team with Robert Witbooi replacing Moses as Site Supervisor. Ingrid Frieslaar who assisted Moses in the Social Outreach programme was contracted on an extended basis to take control of the programme.
- Rayno Joubert was transferred from Securitas to WID in September 2018 as Operations Manager.
- SAPS and Law Enforcement relationships maintained and many joint operations conducted throughout the year with weekly crime meetings assessing crime patterns and operational planning.
- SAPS crime statistics for the WID area remain relatively low given the large influx of commuters through the PTI and having the Regional Court and Home Affairs. Drugs contribute to many illegal activities along with illegal informal trading particularly in the public transport interchange precinct.
- Our Social Outreach programme assisting the homeless continues.
- The City's Pilot Precinct Management project for the Wynberg CBD halted by the Mayor's restructuring of City management in January 2017 still on hold pending further decisions by the City. The final route for the MyCiti still to be decided. Illegal trading and taxi operators as well as PRASA inaction continue to give focus for the need to address these problems urgently.
- Problem Buildings of Uli Heydt and Katz in the Ebor Road precinct continue with illegal and unsafe occupation. After many years of City's efforts this remains unresolved. WID continue to put pressure on Fire & Safety and Health Departments.
- No new liquor or gambling licences were issued during the year.
- CCTV cameras for the WID area were approved and spend of R160 000 for 5 LPR cameras allocated. Linked to the Constantia Valley network.
- WID Boundary extension proposal on hold due to poor non-payment ratio. Not included in 2019/20 budget proposal until approval by the City.
- The Audited Financial Statement reflects surplus for the year of R522 977 of which R491 429 was non levy income. 99.3% of the 2017/18 Levy income was spent.
- Our request for LEOs at the PTI has been furthered by Ward Cllr Liz Brunette tabling a motion for 10 LEOs
  
- Year Review
  - Continued delays in finalizing the MyCiti route into Wynberg as well as the implementation of the City's Precinct Management Pilot Project impact, inter alia, on the following:
    - a. Delayed upgrade of the Interchange
    - b. Taxi ranks and routes into the Interchange
    - c. Illegal trading and traffic congestion
    - d. Public parking and vacant open spaces
    - e. Developers and Investors decision making
  
- Thanks to management and all operational team members and to the Board members.

Accepted by T Jackson and seconded by I Hurst.

6. Feedback on 2017/18 operations

Rayno Joubert presented feedback on the year's activities with recordings from the Dash Cam showing the area in general with focus on the Transport Interchange, Problem Buildings, Social issues, etc. He also highlighted the reported crime in the various 'blocks' within the WID. The introduction of a night shift cleaning team has proved successful.

7. Noting of Audited Financial Statements

The Annual Financial Statements for the year ended 30 June 2018, audited by BSO, and available on our website were approved.  
The retained income at 30 June 2018 was R1 286 063.00.

Acceptance proposed by I Hurst and seconded by T Jackson

8. Approval of 2019/20 Budget

The 2019/20 budget, available on our website, was discussed and approved.

Proposed by M Smith and seconded by T Jackson

8.1 Approval of Utilisation of Surplus Funds Budget

The 2019/20 budget, available on our website, was discussed and approved.

Proposed by S Jeffery and seconded by T Jackson

9. Approval of 2019/20 Implementation Plan

The 2019/20 Implementation Plan available on the website was clarified and approved.

Proposed by P Farrell and seconded by M Smith

10. Appointment of Auditors: BSO (Bernard Shaw Ouditure) were re-appointed.

Proposed by M Smith and seconded by I Hurst.

11. Confirmation of Company Secretary: De Bruyn Daly were reappointed.

Proposed by M Smith and seconded by I Hurst.

## 12. Election of Board Members

The following member resigned as WID Director:  
Michael Smith                      Leisure Group

The following member was re-elected as WID Director:  
Graham Flude                      Resident

The following members were elected as new WID Directors:  
Angelo Lanfranci                  Swish Properties  
Roger King                          Home Choice

The following members remain WID Directors:  
Pam Farrell                          Winfar Investments  
Ian Hurst                              Rapidough Properties  
Tim Jackson                          Rothschild Real Estate  
Roelou Slabbert                      Arbitrage Properties

## 13. Other Appropriate Business

- a. The extension of the WID footprint update: the Ebor and Lester Road sector did not meet the City payment ratio criteria due to the Problem Buildings and arrears owed to the City. The Egham and Moram Road sector meets the criteria and the process can continue but is not included in the approved budget above. We will continue to pursue both sectors.
- b. Concern was raised re apparent inaction by the City to deal with the Uli Heydt and Katz properties in the Ebor Road precinct and the negative impact this is having on neighbouring properties and businesses as well as the Wynberg community. Reference was made to the front page article in the Constantiaberg Bulletin highlighting the situation and recent inspection. Cllr I Brunette informed the meeting that in terms of the Problem Buildings By Law Stage 9 had been reached but the matter was transferred to Debt Management due to amount owed.
- c. J Blane raised concerns of illegal activities on PRASA land between Station Road and the Mitchum Road subway. Col Nel addressed this and the drug problems in the PTI area.

## 14. General Q&A

- a. T Jackson questioned the effect of the upcoming City Property Valuation programme. This as well as the under or over recovery of SRA levies where valuations are adjusted during the period was explained by Joepie Joubert.
- b. The question of VAT on the SRA rate from S Germanis was explained by the Chairman and J Joubert.

## 15. Closure and Thanks

Graham Flude thanked Joepie Joubert, CID - City of Cape Town, for his attendance, input and support at the meeting. He also thanked SAPS, Col Nel, and Law Enforcement for their efforts.

Church on Main was thanked for making their facilities available.

Meeting closed at 13h30