



WYNBERG IMPROVEMENT DISTRICT AGM 7 NOVEMBER 2019

MINUTES OF THE WYNBERG IMPROVEMENT DISTRICT (WID) ANNUAL GENERAL MEETING HELD ON 7 NOVEMBER 2019 AT HOMECHOICE AT 11H00

Present

- Roelou Slabbert (RS) Chairperson and Director – WID
- Angelo Lanfranchi (AL) Director – WID
- Ian Hurst (IH) Director – WID
- Pam Farrell (PF) Director – WID
- Roger King (RK) Director – WID
- Gene Lohrentz (GL) Geocentric as the Management Company of the WID

Apologies

- Tim Jackson Director – WID
- Cllr Elizabeth Brunette Board Observer - City of Cape Town
- Edward Kok
- Terrence Rex
- Selwyn Yankelowitz

See attached attendance register for additional attendees:

<p>1. WELCOME</p> <p>a. The Chairperson welcomed all present.</p>	ALL
<p>2. QUORUM TO CONSTITUTE A MEETING</p> <p>a. The Chairperson noted that 11 of the 18 members are present and that this is adequate representation to constitute the meeting.</p> <p>b. The Chairperson noted that the WID communicated with property owners and members regarding their membership applications.</p> <p>c. Mr Smith enquired about the process followed to ensure that members were notified of the required changes and given opportunity to re-apply.</p> <p>d. GL indicated that an extensive process was followed which included notifying all previously registered members about the re-application process and requirements as set out by the City of Cape Town. GL also noted that a property database with contact details were provided by the City and this was used in addition to the existing membership contact list to communicate to members. Individual Board Members further followed up with property owners they know, regarding the process. The Chairperson also noted that the WID will continue to follow up with the previously registered members to update their membership applications.</p> <p>e. GL noted that this process was instructed by the City as far back as April 2019. The new management had to execute the process since taking office.</p>	ALL

<p>f. RS thanked those members present for completing the necessary forms and updating their membership as required.</p>	
<p>3. APPROVAL OF PREVIOUS AGM MINUTES a. The minutes of the 2018 AGM was approved and accepted.</p>	ALL
<p>4. CHAIRPERSON'S REPORT</p> <p>a. The Chairperson noted the decision by the Board to outsource the management of the WID. The savings achieved through outsourcing resulted in more resources being deployed operationally.</p> <p>b. The administrative portion of the budget was reduced from 31% of budget to 19.8% realising a saving in overheads of R 420 000.</p> <p>c. Two full-time managers have been deployed focussing on cleaning and public safety respectively.</p> <p>d. The savings in the management cost allowed the deployment of a dedicated Law Enforcement Officer for the year.</p> <p>e. The balance of the savings was directed to Public Safety to increase the number of patrol officers on the street. The number of patrol vehicles remained at two, but the number of officers were increased from 3 to 8.</p> <p>f. The number of urban cleaners were increased from 8 to 10 cleaners during the week.</p> <p>g. RS noted the retrenchment of previously employed staff and extended his gratitude to Mr Swanson and Joubert for their service to the WID.</p> <p>h. RS gave an overview of the operations from the Annual Report (see attached)</p> <p>i. This included the appointment of a new Public Safety service provider and the actions taken by them since their deployment.</p> <p>j. RS also noted the actions of the dedicated Law Enforcement Officer and the impact of the officer's presence.</p> <p>k. RS further noted the efforts of the cleaning and urban management teams.</p> <p>l. RS noted the good cooperation with the City of Cape Town to get urban defects repaired.</p> <p>m. RS noted the announcement of the Mayoral Urban Regeneration Project (MURP) and the further cooperation between the WID and the City of Cape Town going forward.</p> <p>n. RS thanked the Board and Cllr Brunette for their support throughout the year.</p> <p>o. A question was raised from the floor regarding the lifespan and budget of the MURP. RS noted that the expectation is for the MURP to continue for several years.</p> <p>p. A further question was raised regarding the status of the station precinct.</p> <p>q. GL noted that the issues around land is still under finalisation. RS added that during the Mayoral walk-about the discussion was around the fact that the land issues seem to have been resolved and that the final step is the public participation process which is expected to require approximately nine months to complete.</p> <p>r. Colonel Nel noted that the Dutch Government has announce a donation of R 300 million in support od the BRT project between Khayelitsha and Wynberg.</p>	ALL

<ul style="list-style-type: none"> s. Mr Spiros asked if there are any truth in the rumours that the car park in Brodie Road will be converted to a taxi rank facility. RS noted that the WID is not aware of any such plans. t. Mr Flude requested an update on the status of the WID office. RS noted that the intention is for staff to be operational during the day and contact can be made with them via their published contact details or through the Control Room. u. The NGO called Action Volunteers Africa noted their operation in Wynberg and invited businesses to interact with them around youth development and employment. v. Colonel Nel noted that the arrangements with the new management is beginning to improve and that this must be improved further. Colonel Nel noted that crime is higher in the Main Road and especially around drug-related crime. He requested the improvement of relationships and cooperation from the WID. w. Mr Spiros asked Colonel Nel about the issues of the clubs in Wynberg. Col Nel noted that some are compliant and there is a focus on those that are not compliant in cooperation of the Liquor Board. 	
<p>5. OPERATIONAL REPORT</p> <ul style="list-style-type: none"> a. GL presented a feedback of the year's operations with specific reference to Public Safety, Cleaning, Urban Management and Social Upliftment. b. GL highlighted the issues of public safety and criminal activities in the Wynberg ID area and the work of the public safety patrol officers to reduce the opportunities to commit crime. c. GL noted that the WID is working quite closely with the Law Enforcement Officers and SAPS and showed the joint operations conducted throughout the WID. Fourteen such operations have been conducted since 1 July 2019. d. GL showed the items of harm such as knives removed from the public space. e. GL showed the interaction with businesses around waste management and the efforts to stop businesses dumping waste on the streets of the WID. Compliance notices were followed with fines. f. GL noted the effort regarding the management of informal trade. g. GL noted the various cleaning activities of the WID cleaning team. h. GL noted the various urban management activities of the WID team. i. GL noted the work done to improve the condition of the subways. j. GL noted the work done to remove illegal posters in the public space and the work done to remove graffiti. k. GL also showed how some of the homeless people have been helped to a place of safety. l. RS highlighted the interaction of the WID team with people in the area and the urban management tasks performed by the WID team. m. Mr Flude noted that the WID is doing the work the City should be doing. RS noted his comment but highlighted the partnership with the City. n. Mr Smith noted the importance of a working relationship with SAPS 	<p>ALL</p>

<p>o. Mr Spiros noted the importance of the WID work and supported the continuation thereof.</p> <p>p. There was a requirement to look at the upgrade of the road surface in the vicinity of AVIS.</p>	
<p>6. ACCEPTANCE OF THE AUDITED FINANCIAL STATEMENTS</p> <p>a. The meeting adopted and approved the AFS of the WID.</p>	ALL
<p>7. APPROVAL OF THE WID 5-YEAR TERM AND BUDGET</p> <p>a. RS presented the meeting with the 5-year budget as per the term renewal.</p> <p>b. Mr Smith noted his concern regarding the budget and the annual increase. RS noted the process that was followed to develop the budget and noted the fine balance between an appropriate budget and the ability to deliver the expected top-up services.</p> <p>c. Mr Eddie Scott from the CID Department addressed the meeting and noted that the percentage have a reasonably small actual impact and noted the extensive modelling done by the City to ensure affordability.</p> <p>d. GL explained and noted that the budget, although approved as a plan now, there is opportunity to review the budget at each AGM.</p> <p>e. Mr Flude addressed the meeting regarding the apportionment of the additional rates. RS noted that he notes the issue however the apportionment is managed by the City and not by the WID. The WID is only tasked with the expenditure of the budget.</p> <p>f. Mr Scott further explained the processes followed by the City and noted that there are processes to be followed by individual property owners to object against property valuations.</p> <p>g. RS commented on the fact that the WID should not be seen as separate areas but rather as one precinct.</p> <p>h. RS asked for a show of hands to approve the 5-year term extension of the WID. The meeting supported the extensive with only one person noting opposition to the approval.</p> <p>i. The meeting also approved the 5-year budget.</p>	
<p>8. UTILIZATION OF RETENTION REFUND</p> <p>a. The meeting was presented with the proposed utilisation of surplus funds in the 2019-20 year for the following items:</p> <ul style="list-style-type: none"> • The payment of previously employed staff retainers and tax submissions to the amount of R 22 051. • The payment of the Dogs&All project of R 57 750 which has been terminated • The allocation of R 417 000 for a CCTV initiative <p>b. GL explained the process to determine the operational plan for the CCTV project. This will be done in cooperation with SAPS.</p> <p>c. RS asked the meeting for their approval of the surplus utilisation.</p> <p>d. Mr Flude noted his concern for costs rising if more cameras needs to be monitored. RS noted this for the Board’s consideration.</p> <p>e. The meeting voted in support of the proposed surplus utilisation.</p>	ALL
<p>9. IMPLEMENTATION PLAN APPROVAL</p> <p>a. The members of the meeting approved the proposed implementation plan.</p>	ALL

<p>10. APPOINTMENT OF AUDITORS FOR 2019/2020 & COMPANY SECRETARY</p> <ul style="list-style-type: none"> a. RS noted that the current auditors as Bernard Shaw and proposed their reappointment. b. Mr Flude noted the issues of the term of the service providers. c. RS noted the discussion and asked the meeting to approve the appointment of Bernard Shaw as auditors and company secretary and the appoint of De Bruyn Daly as the accountants. Should the term for the auditors prove to be over, a different company will be appointed. d. Mr Flude asked that should this be the case; a local firm should be appointed. 	ALL
<p>11. STAND DOWN & RE-ELECTION OF THE BOARD</p> <ul style="list-style-type: none"> a. RS noted that Mr Hurst and Mrs Farrell has resigned but have made themselves available for re-election. b. The meeting voted in support of their reappointment of the above-mentioned directors of the WID. 	ALL
<p>12. QUESTIONS</p> <ul style="list-style-type: none"> a. There were no further questions. 	ALL
<p>13. CLOSURE</p> <ul style="list-style-type: none"> a. The chairperson thanked those present for their attendance and support and adjourned the meeting. 	ALL