



WYNBERG IMPROVEMENT DISTRICT AGM 22 OCTOBER 2020

MINUTES OF THE WYNBERG IMPROVEMENT DISTRICT (WID) ANNUAL GENERAL MEETING HELD ON 22 OCTOBER 2020 AT HOMECHOICE AT 10H00

Present

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| • 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 |
| • Tim Jackson (TJ) | Director – WID |
| • Cllr Elizabeth Brunette | Board Observer - City of Cape Town |

Apologies

Please refer to the attached attendance register for additional attendees:

<p>1. WELCOME</p> <p>a. The Chairperson welcomed all present. He thanked Mr King and HomeChoice for hosting the AGM.</p>	<p>ALL</p>
<p>2. QUORUM TO CONSTITUTE A MEETING</p> <p>a. The Chairperson noted that the WID did not receive any new membership applications. The WID has 17 members in good standing and those members that are present constitute a quorum to proceed with the meeting.</p>	<p>ALL</p>
<p>3. APPROVAL OF PREVIOUS AGM MINUTES</p> <p>a. The minutes of the 2019 AGM was approved and accepted. Any matters arising will be dealt with under the relevant agenda items.</p>	<p>ALL</p>
<p>4. CHAIRPERSON'S REPORT</p> <p>a. The Chairperson noted that it has been a challenging year although the WID continued to deliver its services. He noted the strategic objective of the WID. The WID has made good progress and the efforts remain to ensure that the property owners receive value for their contributions to the WID.</p> <p>b. He noted that two issues can be highlighted to support this being the implementation and continuation of the Mayoral Urban Regeneration Programme and the implementation of the WID CCTV camera network.</p> <p>c. RS noted that the CCTV cameras have already assisted Wynberg SAPS.</p> <p>d. Mr Slabbert noted that the WID also employed the services of a second Law Enforcement Officer.</p>	<p>ALL</p>

<ul style="list-style-type: none"> e. This means that the WID will be spending R3,27m on public safety initiatives which include the CCTV camera network. f. Mr Slabbert noted that the overall aim of the Board remains unchanged with the focus on delivering services that retain Wynberg as an investment destination and a node for business opportunities. g. RS thanked Geocentric and the Wynberg ID team. RS also thanked the members of SAPS and Byers as the Public Safety service provider. 	
<p>5. OPERATIONAL REPORT</p> <ul style="list-style-type: none"> a. GL presented 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 a 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. d. GL highlighted the issues of drinking in public at Brodie Street parking area and the action taken daily to curb this activity. e. GL noted how people have been assisted for medical assistance and smaller public emergencies including accidents, storm damage and building fires. f. GL noted some of the statistics of the public safety incidents for the work done over the last year. g. GL focussed some of the reporting concerning the pandemic Lock-down and the readiness of the WID to continue operations as an essential service. h. GL illustrated how the WID conducted work during lock-down. GL showed how public safety patrol patterns were changed during the lockdown period. Geocentric and the WID to ensure both staff safety and to ensure that the WID contributes to the safety and health of the area by implementing a sanitation ambassador for the area to sanitise public touch points and sanitise hotspot areas in the public spaces of the area. i. GL showed the meeting how the WID team used the Lockdown period to renew and fix public infrastructures such as pavements and street signs. j. GL illustrated the work done on the CCTV network and the results achieved. k. GL noted the various cleaning activities of the WID cleaning team. l. GL noted the various urban management activities of the WID team. m. GL noted the work done to remove illegal posters in the public space and the work done to remove graffiti. n. GL showed the interaction between WID management and businesses regarding waste management. He noted the efforts to stop businesses dumping waste on the streets of Wynberg. Compliance notices were followed with fines. o. GL noted that the WID will implement a new website. p. GL briefly reported on the activities of the MURP. 	ALL
<p>6. ACCEPTANCE OF THE AUDITED FINANCIAL STATEMENTS</p> <ul style="list-style-type: none"> a. The meeting adopted and approved the AFS of the WID. 	ALL

<p>7. APPROVAL OF THE WID BUDGET</p> <ul style="list-style-type: none"> a. RS presented the meeting with the budget as per the 5-year term renewal presented at the 2019 AGM. b. He noted the approval of the R 417 000 surplus funding for the CCTV project. c. RS noted that the CCTV project could not proceed due to the lockdown. He noted that the CCTV budget along with other line-item savings was rolled over in June 2020 to the current financial year to the value of R 714 000. This became the budget for the CCTV project. d. RS set out the utilisation of the surplus funds including a further R 100 000 for urban management. He noted that the actual projects will be defined by the Board. The total surplus utilisation will thus be R 52 000 for CCTV and R 100 000 for projects. e. Mr Smith noted his concern regarding the depreciation and noted the explanation from GL on the depreciation. f. RS noted that in line with the strategic direction of the WID, expenditure on key operational services has grown by 10,3%. g. Mr Smith noted his concern with the proposed increase of 7,6%. He noted that the retention refund could be used to augment the budget. GL noted that these funds have been allocated to the CCTV project. GL showed the breakdown of the cash reserves as calculated by the City and noted that the actual reserves only add up to R 148 000. RS noted that this could be reviewed and apply a lower increase growing forward once more certainty on the economic environment. Another member of the meeting asked what the City is doing in return for the normal rates paid. h. Mr Flude commented that the increase is not the same as the City rates increase. Mr Scott from the City clarified the matter. Mr Flude noted that the services are not to his standard in the Village. i. Mr Smith noted his understanding of the utilisation of the funds in hand and supported the budget as presented. He asked that the Board to seriously consider reducing the budget should surplus funds arise. j. Mr Flude noted his concern on why the retention funds have been paid out. Mr Scott explained the current position given the pandemic and their considerations regarding the retained funds. He, therefore, noted that the City will evaluate the situation continuously. k. RS reiterated Mr Smith's request and asked for approval of the budget. l. The meeting approved the budget and the surplus utilisation. 	
<p>8. IMPLEMENTATION PLAN APPROVAL</p> <ul style="list-style-type: none"> a. The members of the meeting approved the proposed implementation plan. 	ALL
<p>9. APPOINTMENT OF AUDITORS & COMPANY SECRETARY FOR 2021/2022</p> <ul style="list-style-type: none"> a. RS noted that the current auditors as Bernard Shaw have dissolved into two different companies and the Board opted to continue with the services of Ratio Auditors. b. Mr Flude asked where they are based. Mr Slabbert noted that they are based in Stellenbosch. c. The meeting approved the appointment of Ratio Auditors. 	ALL

<p>10. STAND DOWN & RE-ELECTION OF THE BOARD</p> <ul style="list-style-type: none"> a. In terms of the rotation of directors, it was noted that Mr Slabbert and Mr Jackson 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. 	<p>ALL</p>
<p>11. QUESTIONS AND GENERAL</p> <ul style="list-style-type: none"> a. RS mentioned that the Board previously supported the extension of the WID in Egham and Morom Road. The members of the steering committee have approached the Board to consider this extension before they proceed to follow the process. The meeting supported the initiative. b. Col Nel noted the progress and cooperation made by the WID and called for the ongoing cooperation with SAPS. c. Mr Smith took the opportunity to thank the Board Members for their service. d. There were no further questions. 	<p>ALL</p>
<p>12. CLOSURE</p> <ul style="list-style-type: none"> a. The chairperson thanked those present for their attendance and support and adjourned the meeting. 	<p>ALL</p>