



WYNBERG IMPROVEMENT DISTRICT AGM 17 OCTOBER 2022

MINUTES OF THE WYNBERG IMPROVEMENT DISTRICT (WID) ANNUAL GENERAL MEETING HELD ON 17 OCTOBER 2022 AT THE METHODIST CHURCH AT 10H00

Present

- | | | |
|--------------------------|--------|---|
| • Roelou Slabbert | • (RS) | • Chairperson and Director – WID |
| • Angelo Lanfranchi | • (AL) | • Director – WID |
| • Ian Hurst | • (IH) | • Director – WID |
| • Tim Jackson | • (TJ) | • Director – WID |
| • Pam Farrell | • (PF) | • Director – WID |
| • Gene Lohrentz | • (GL) | • Geocentric as the Management Company of the WID |
| • Cllr Emile Langenhoven | • (EL) | • Board Observer - City of Cape Town |
| • Nancy Kirsch | • (NK) | • Community Member |
| • Mike Smith | • (MS) | • WID Member |

Apologies

No proxies were received.

Please refer to the attached attendance register for additional attendees:

1. WELCOME & Apologies

- a. The Chairperson welcomed all present.

ALL

2. MEMBERSHIP

- a. The Chairperson noted that the WID has received three new membership applications, who were all approved as members.
b. Two members were removed from the membership list as their properties were sold to other owners.

3. QUORUM TO CONSTITUTE A MEETING

- a. The WID has 17 members in good standing and those members that are present constitute a quorum to proceed with the meeting.

ALL

4. PREVIOUS AGM MINUTES & MATTERS ARISING

- a. RS mentioned that the minutes of the previous AGM were also available on the website, and it was also emailed to all members.
b. The minutes of the 2021 AGM were approved and accepted.

ALL

5. CHAIRPERSON'S REPORT

- a. RS noted that as per his chairman's report and the Annual Financial Statement the WID has used 74% of the budget on public safety, public cleanliness and law enforcement officers. This in turn means that 74% of the levies the property owners pay are spent on the street. RS mentioned that the rest of the budget was used for items that cannot be avoided, like auditing fees, depreciation and a bit of insurance.
b. RS further went on to expand on the money that they've spent on the CCTV cameras. In the

ALL

| | |
|--|-----|
| <p>budget that was approved a few years ago, they budgeted to use R 714 000 for the CCTV network after which R 52 000 was added to move some of the infrastructure like the high site. All of this has now been used. Currently, they have on their balance sheet R 850 000 in these kinds of security assets, which include CCTV cameras, LPR cameras and artificial intelligence.</p> <p>c. RS explained that in the statistics and results, it is obvious. He reported that behind this CCTV network, there is a very effective control room that responds very effectively and quickly, by getting the right stakeholders such as SAPS involved.</p> <p>d. RS added that Councillor Langenhoven has joined the WID and that they are very pleased to have him on board. He further reported that they have already seen the effect of his efforts.</p> <p>e. RS lastly thanked Cllr EL, SAPS, Byers and Geocentric for their hard work and efforts</p> | |
| <p>6. FEEDBACK ON OPERATIONS 2021/2022</p> <p>a. GL presented feedback on the year's operations with specific reference to Public Safety, Cleaning, Urban Management and Social Upliftment.</p> <p>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.</p> <p>c. GL started the presentation by explaining that the WID is merely a top-up service. He explained that they don't replace the City of Cape Town. The City of Cape Town keeps on rendering the services that the WID is a top-up for. He stated that they cannot change everything, but they can take care of the small things.</p> <p>d. GL mentioned that in the same way, they are not SAPS and their job is not to prevent crime but to maybe interrupt the opportunities for those crimes to take place.</p> <p>e. GL reported that one of the public safety officers have been assaulted and stabbed y a group of six to seven people on Station Road.</p> <p>f. GL further reported that the other problem that the public safety officers must deal with is fights happening outside of pubs. It starts with a few people having a fight and then ends up becoming a fight of 15 to 20 people. Which at the end of the day leaves us with the entire patrol vehicle resource in one area.</p> <p>g. GL noted that people leave their valuables on the seat in the middle of the night in the vehicle inviting anybody to break in.</p> <p>h. GL disparately stated that 90% of cases that end up in arrest will not be turned into police cases. The moment the property owner gets their items back, they think the case is resolved. This results in officers being withdrawn from Wynberg where they are needed and moved to other areas where crimes are more likely to be reported. If crimes are reported it could help the WID to maintain the necessary resources.</p> <p>i. GL went on to present the meeting with the current CCTV network and the successes thereof.</p> <p>j. GL noted that they also activated the License Plate Recognition of some of the cameras and this is also a huge success in catching stolen vehicles and vehicles involved in crime.</p> <p>k. GL noted that their control room has a close relationship with SAPS and Law Enforcement.</p> <p>l. GL moved on to explain that the WID has two petrol vehicles and five foot patrollers during the week and four during weekends.</p> <p>m. GL presented the meeting with the statistics of the public safety incidents for the financial year 2021/2022. Touching on the amount of recovered wheelie bins and trolleys.</p> <p>n. GL noted that due to the socio-economic state of the country, they have seen a spike in homeless people and substance abusers. GL highlighted that no structures may be dismantled if already erected without a court order.</p> <p>o. GL mentioned that the WID has a weekly combined Law Enforcement and SAPS operation, where the management of the WID shows them their problems and asks for their assistance.</p> <p>p. GL noted the various cleaning activities of the WID and stated that their biggest struggle is still illegal dumping around the present taxi rank.</p> | ALL |

| | |
|--|-----|
| <ul style="list-style-type: none"> q. GL noted the work done to remove illegal posters in the public space and the work done to remove graffiti and keep the green bins clean. r. GL presented the meeting with the success of the recycling team, noting that they have earmarked a budget for the next financial year to continue this program. GL note that they will in the future expand this project by hopefully purchasing a water trailer for the WID to sanitize the areas where needed. s. GL noted the various urban management project for the year. Which includes protecting the trees in front of the court with tree cages and adding seating benches to the area. t. Cllr EL enquired whether all the public safety statistics presented were crimes. u. GL noted that not all the incidents they capture are crimes, they capture all the incidents that the [public safety officers deal with, from bin scratchers to crimes. v. Cllr EL asked that GL provides him with a report with only crime-related statistics. | |
| <p>7. NOTING 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>8. APPROVAL OF THE WID BUDGET</p> <ul style="list-style-type: none"> a. RS noted that as of the AFS at the end of June, the WID has a cash balance of around R 2.2 million. This amount originates from annual returns of retention funds received at the end of September each year. b. RS further noted that they are required by the CID Branch to have a statutory reserve covering two months' expenses of the WID, which is R 1.2 million of the R 2.2 million. c. RS noted that the CCTV project that was approved in 2019 has been hugely successful but it should be maintained frequently. He noted that the board is looking into phase 2 of this project and this will also be in the region of technology and infrastructure. d. RS noted that there is nothing to report regarding additional surplus funding for the year 2022/2023. e. RS noted that they would however like to reserve an additional surplus utilization of R 300 000 for the year 2023/2024 as a project fund. The board would like to look at various projects, which may include the extension of the camera network, and within the next 6 months decide how they will use the R 300 000 for a project. f. RS noted that they will spend the bulk of the money in 2023/2024 on cleaning services and public safety. g. RS further explained the budget to the meeting by noting the line items and the proposed budget for each item and afterwards asked whether any member had a question. h. MS noted that the budget he got from the Website says that the surplus utilization will only be R 25 000 and not R 300 000. i. GL explained that they had to wait for approval from the CID Branch to update the budget and that they only uploaded the correct budget on the previous Friday. The first draft only had R 25 000 as surplus utilization, but it has now changed. j. MS asked whether the rental has dropped. k. RS explained that the WID is paying a nominal rental of R 10 000 at Maynard Mall, they also pay the utility bill. l. Cllr EL stated that he scrutinizes the purpose of the law enforcement offices and traffic orders. He enquired whether the traffic wardens are the same as the wardens that the CCID has. m. GL noted that the WID does not employ traffic wardens, even though the budget allows for it. He further noted that most of the traffic violations in the WID are non-moving traffic violations and therefore a law enforcement officer can deal with these violations. n. Cllr EL further enquired how often the Law Enforcement officer reports to the WID. o. GL noted that they report to the WID every day. p. Cllr EL enquired whether they only book in or whether they also report on their daily | |

| | |
|--|-----|
| <p>procedure and tasks filled out.</p> <ul style="list-style-type: none"> q. GL noted that their issue with the Law Enforcement Officers is that they cannot work the whole shift that is paid for as they can only be issued a firearm and vehicle in Muizenberg at the start of each day and only thereafter can they report for their duty in the WID. r. GL further noted that the second problem that they have is that when they only have two Law Enforcement Officers for the day they double up with the public safety officers of the WID for their safety, even though they have firearms on them. He further explained that they do sometimes have a challenge with the booking on and off of the offices purely because of the fire issue. s. GL stated that they have received word that the WID will receive 6 MURP officers. t. Cllr EL stated that his concern is that the WID received value for their money regarding the Law Enforcement Officers. u. NK noted that the issue that has been raised is that the MURP officers will be pulled out of this area the moment there are issues in other areas. She inquired about what had happened to the 4 Law Enforcement Officers that the City dedicated to the WID. v. GL note that these are the 4 officers that will return. There were no contracts involved and only an undertaking, which means that if the City needs them somewhere else they may be pulled out of the area for a while. He further explained that that is the reason they are also employing two other Law Enforcement Officers, who may not be pulled out of the area. w. Cllr EL noted that the funding for these MURP officers is being allocated, as they also need to keep in mind what's going on with the PTI. He is working on getting a timeline for that project. x. RS asked the meeting whether the budget and surplus utilization for the year 2023/2024 can be approved. y. The meeting approved both the budget and the R 300 000 surplus utilization. | |
| <p>9. APPROVAL OF IMPLEMENTATION PLAN</p> <ul style="list-style-type: none"> a. GL presented the meeting with the Implementation plan. b. The members of the meeting approved the proposed implementation plan. | ALL |
| <p>10. APPOINTMENT OF AUDITORS FOR 2023/2024</p> <ul style="list-style-type: none"> a. RS noted that the current auditors are Ratio Auditors. b. The meeting approved the reappointment of Ratio Auditors as auditors. | ALL |
| <p>11. APPOINTMENT OF COMPANY SECRETARY FOR 2023/2024</p> <ul style="list-style-type: none"> a. RS noted that the current Company Secretary is De Bruyn Daily Accountants. b. The meeting approved the reappointment of De Bruyn Daily Accountants as the Company Secretary. | |
| <p>12. 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 Roelou Slabbert and Ian Hurst resigned but have made themselves available for re-election. b. The meeting voted in support of their reappointment and the reappointment of Roelou Slabbert as Chairperson. | ALL |
| <p>13. QUESTIONS AND GENERAL</p> <ul style="list-style-type: none"> a. RS noted that the Board received an application to extend the border of the WID and he has invited the applicant to explain to the meeting the reasons. RS further presented the meeting with the proposed extension. RS noted that the board's recommendation would be to approve the extension in principle but that they would still need to see a thorough business plan that ensures that the WID's current services are not diluted. RS then asked whether NK would like to explain to the meeting why they would like to ask for a border | ALL |

| | |
|--|-----|
| <p>extension.</p> <ul style="list-style-type: none"> b. NK thanked RS for the opportunity. NK noted that the area that they propose to be included in the WID border deals with a constant knock-down effect of the WID main road. She also noted that the neighbourhood also deals with the same traffic and litter. She stated that if the MyCity Bus route gets implemented they will also be victims of the effects of the pedestrian. c. NK noted that they are aware that 60% of the residents have to approve that they will pay the extra CID levies. d. RS noted to the meeting that there is a period of 18 months before the Extension group gets to a point where they can present the final proposal for approval by the members of the WID. This is the reason that the board would say it is a conditional improvement project. e. The meeting approved that the Extension Group start their process and that they will in principle approve the extension. | |
| <p>14. CLOSURE</p> <ul style="list-style-type: none"> a. The chairperson thanked those present for their attendance and support and adjourned the meeting. | ALL |