

SEA POINT FRESNAYE BANTRY BAY RATEPAYERS and RESIDENTS ASSOCIATION

MINUTES for the **ANNUAL GENERAL MEETING** held at 5:30pm on 14th March 2018 at
The President Hotel, 4 Alexander Road, Bantry Bay.

PRESENT: A Jones, R de Monte, L Mater, M Thompson, H de Lange, J Katz, M Wessels, M Teichman, M Allul, L Maranz, D Krug, R Polic, M Michelson, J Concalwes, Z Mgumane, L Ristolainen, S Derksen, A Loots, S Davidourtz, J Booyesen, A Lawson, H Cohn, R Sher, T Isaacs, N Furnon-Roberts, G Delgiovine, N Pretorius, J Borgstrom, E Starky, N Patterson, R Berkman, K Berkman, M Mivitzer, S Reynolds, E Angelos, R Majov, N Upton, M Biggs, S Trackman, S Eppel, R Davis, M Gerber, N Barnard, S Lanterne, T Pontius, R Lidsky, D Ward, G Paulson, E Gilham, H Dawjee, T McKenzie, M Green, L Levy, P Millar, L Turvey, L Abel, S Sherwil, D Bernstein, A Pronk, L Pronk, R Palmer, H Robertson, Z Steinberg, S Berkman, C Lazarus, K Lazarus, P Greenwall, L Aberman, J Abramowitz, K Adenorff, A Aichinger, P Allen, E Anstey, R Aronson, L Atkins, S Berman, R Bishop, R Bishop, U Brinkman, M Brinkman, N Brits, J Chaitowitz, J de Freitas, E Sasha, B Falk, M Fisher, G Fourie, M Gevers, D Goldberg, T Goott, V Gourand, L Graham, L Green, M Griehl, N Harris, V HowKow, R Hurwitz, I Jacobson, P Jacobson, D Kaplan, T Klass, L Kotze, N Latouf, R Levetan, J Lind, H Macmillan, S Mahuzie, E McGregor, G Metz, R Miller, V Morris, G Pick, A Pick, J Reynolds, S Reznik, A Roese, D Rose, D Salter, G Sandeman, D Sher, M Silverman, I Slot, B Solsky, G Sotomela, T Stacey, E Stern, K Stewart, M Swerksy, R Swerksy, M Swiegers, A Tavakoli, J Thomas, M Thulo, R van Beest, H Vayanos, S Viking, J Weber, E Withers, T Yach, N Zigras, N Zive, R Lidsky, N Diamond, W Diamond, T Laughton, G Bromberg, D Glover, B Fisher, H Prayer, R de Ruiter, D Fourie, B Snelling, E Girolo, D Hasan, S Ramsay, R Groenewald, E Groenewald, M Further, L Fourie, A Cameron, N Smith, E Marx, L Lotz, R Richter, R Elock, D Boehner, M Dreyer, S Kellner-Greenall, L Bolus-Kuschke, D Polovin, L Aberman, P Berman, J Ball, S Kempen, J Levetan, L Loedolff, M van Embden, J van Embden, Aris Vayanos, Ori Saban, M Sher

APOLOGIES: Sheryl Ginsburg, Stanley Ginsburg, Samuel Seeff, Supt Dorothy Carolus, Rod Stevens

Quorum confirmed.

1. WELCOME AND APOLOGIES:

- Marco van Embden opened the meeting by welcoming all those present and apologized for the 10 minute late start due to the need to cater for latecomers registering to vote.
- He confirmed that the apologies had been tabled.
- He then handed the proceedings over to Mr Martin Bay, an attorney from STBB who had been appointed the independent chairperson and who would be chairing the meeting and manage the proceedings.
- Martin Bay then requested that all questions and statements to be held over until the last item (general) on the agenda. He assured the meeting that sufficient time would be afforded for questions.

2. CONFIRMATION OF THE MINUTES OF THE PREVIOUS AGM OF 5TH APRIL 2017:

- The minutes which had been posted on the website were accepted
- Proposed by Janey Ball
- Seconded by Ari Vayanos

3. CHAIRMAN'S ANNUAL REPORT

- Martin Bey called on MvE, current chair to deliver his remarks
- He stated that it was gratifying to see the turnout of people, as the more people who attended the better
- He specifically wished to welcome life members, Archie and Grace Pick
- Marco van Embden stated that his report, which covered everything he wanted to say, had been placed on each of the seats for people to read at their own convenience
- He stated that it had been his pleasure to acknowledge certain individuals who had made a positive difference in making the SFB Exco possible, and thanked them for their dedication and commitment, all of which had not gone unnoticed. A special thank you to outgoing Exco members Marc Sher and Jacques van Embden for their service.
- He thanked Rod Stevens for his 13 years of service as PlanComm Chairman, who recently stepped down, Cllr Ramsey for attending the EXCO meetings and taking up various matters with the City on behalf of the ratepayers of SFB and last but not least to Lizaan Loedolff, SFB Administrator, for all the hours she had committed over and above the call of duty
- He reported that over 200 lives had been impacted with the SFB Upliftment programme. SFB is proud to be impacting positively on their lives and giving the homeless community an opportunity and at the same time make an improvement in our neighbourhood.
- In closing he stated that he had come to realise that public service was not a task for reward or recognition, but rather a job that improved lives while bringing enrichment to one's own life.

4. SAFETY & CLEANING INITIATIVE:

- Martin Bay confirmed that the report had been distributed prior to the meeting
- Marc Sher reported that his report outlined their safety and cleaning initiative which he had been involved with since its inception
- Over the past 4 years they had managed to collect funds from various parties including 33 blocks in Phase 1 and 14 blocks in Phase 2, 13 businesses as well as sponsorships from various businesses
- He confirmed that all contributions went straight into the initiative in order to ensure that PPA Talon security offered 24 hour 7 days per week armed response with a canine unit
- While they worked hand in hand with SAPS, they were however not mandated to remove the homeless people, and the utmost respect needed to be considered when dealing with them
- Furthermore, through the contributions they had managed to appoint Mr Booyesen, Fieldworker, to attend to social outreach.
- However, cleaning required further funding
- He expressed a heartfelt thanks to all those who had assisted along the way
- He closed by encouraging those who live in a contributing block to encourage neighbours who are not contributing in order to bolster their services by keeping the area clean and safe.

5. UPLIFTMENT PROGRAMME

- Hannes van der Merwe, Manager of Straatwerk, stated his wish for the residents to grow in their understanding of homelessness
- He reminded everyone of Alderman JP Smith's comment where he had made it clear that law enforcement could not produce results concerning the problem
- In that regard it was suggested that they produce a list of responsible people who would train and employ them in order to teach them responsible behaviour and regard for the community. He requested everyone to join them in their endeavours.

6. TREASURER'S REPORT

- Suzanne Kempen stated that they had reach 80% sign up of Phase 1 resulting in a huge increase in contributions and expressed grateful thanks to all the sponsors who's support has helped the SFB grow its base and improve cash collected and reserves.
- She stated that their main expenses included security and cleaning
- She explained that it had become necessary to purchase another patroller as well as a full-time coordinator who was employed 5 days per week
- Legal expenses relating to challenge for information which had to be defended with legal professional costs. Waste of Ratepayers funds as the information was on the SFB website.
- She thanked all EXCO members and especially Marco van Embden who had steered the committee and Lizaan who had done a wonderful job over the past 10 months and excelled in getting to know the space.
- On a point of order Lucy Graham questioned that, although a number of reports had been distributed, no report had been received from the Planning Committee
- Martin Bay reported that all PlanComm minutes are posted on the SFBR website
- On another point of order Lucy Graham felt that a debate on elective of Exco members would be necessary
- MvE advised the AGM agenda was planned in such a way for the voting to take place and be tallied professionally by the auditors to report a result at the end of the proceedings. If all questions took place before the vote, the results would be delayed to very late.
- He further confirmed that Jacques van Embden had withdrawn his nomination.
- Lucy Graham felt that because the majority of people wanted those nominated to make a statement, same should be considered
- Martin Bay agreed to the request and stated that each nominee would be allowed one minute to speak.

7. ELECTION OF EXECUTIVE COMMITTEE MEMBERS

- The following nominees each made a statement
- **Ari Vayanos** – retired businessman who had been in and out of the committee for the past 30 years. It was his first time being among young dynamic people who had managed to do something very special for the area including safety and homelessness and they should be proud of their committee.
- **David Rose** – semi retired Engineer who had been resident in Fresnaye since 1977. He had served on many committees in many institutions and believed it was time to get back to the area in order to look after his own interests and those of the area.
- **Elizabeth Coetzee (Liza)** – worked for Oxford University Press who had been living in Sea Point for 13 years. Her concern was the traffic and lack of city planning and, in that regard, wanted to get involved.
- **Janey Ball** – was currently the vice-chairperson who had lived in Sea Point her entire life and had been involved in various NPO's and Trusts. Her interest was to ensure that the community was safe so that people could go about their business reasonably easily.
- **Juanita Levetan** – had lived in Sea Point for 25 years and was involved in raising funds for safety and cleaning. Although it was a thankless job getting residents involved and obtaining sponsorship, managing homelessness was their biggest challenge. However, she felt optimistic because of the many good plans which would hopefully result in great change.
- **Lucy Graham** – had lived in Sea Point for 10 years and was an academic based at UWC as well as the chairperson of her Body Corporate. Her concerns included the conflict of interests on the committee as well as the rampant development in the area.
- **Marco van Embden** – had lived in Sea Point since 1954 and was involved in many community and other organisations. He was motivated by the fact that over the years he had looked after everyone's interest and did what he believed was correct.

- **Nicola Harris** – a product designer who came from a family who lived in Sea Point from before the tramway was relocated. Her interest came from a very steep learning curve over the 7 years when development started around their home, the mechanisms which took place in the area and how decisions were being made. She wanted to become a part of it as she personally as a resident did not feel adequately represented, and while a major portion of the area was being catered for beautifully, there needed to be a balance
- **Ori Saban** – an architect who had been a member of Mouille Point before moving over to Sea Point and was interested in what went on around him as well as being able to give back
- **Paul Berman** – an attorney who had joined his brother in property development and was currently CEO of Berman Brothers Property Holdings. He was a member of a number of Boards both locally and abroad. While 15 years ago Sea Point was in decay today it was a vibrant and safe area. He had co-founded the City Improvement District which was a 24 hour security service in addition to the SCI. He explained that the Planning Committee had absolutely no regulatory authority and no decision powers whatsoever and only provided comment and were there to make a difference in Sea Point which spoke for itself.
- **Suzanne Kempen** – Treasurer of Sea Point and Chair of Mouille Point Ratepayers who had been approached to set up their records. Her duty was to ensure that their books were transparent and ensure that there was money in the bank and their balances continually growing. She was very happy to serve the community.
- **Victor Morris** – retired businessman who had lived in Sea Point all his life. His main concern was the rampant development of high rise buildings on small plots, as well as the demolition of certain houses which may or may not be heritage sites. While cleaning was good on Main roads, the smaller roads were completely neglected with weeds growing against properties which were unacceptable.
- The vote was conducted by secret ballot and the auditors adjourned to count.

8. SEA POINT SAPS STATION COMMANDER FEEDBACK REPORT (COL. LENTO)

- Col. Lento thanked the committee for their invitation as SAPS liked being involved and wanted to hear the feeling of the committee
- He thanked all organisations, security and the Ratepayers Association for their cooperation on a daily basis
- He stated that there was constant engagement in respect of the issue of crime with robberies being sporadic, people returning home late at night being targeted as well as the targeting of cell phones and handbags
- He cautioned those returning home late at night to be vigilant
- He confirmed that they continued emphasising the patrolling of the Main roads, and although there had been a spate of wheels being stolen off cars, 3 arrests had been made and the situation had since settled down
- He confirmed that since October 2017 crime had reduced by 26.1%
- He confirmed that he felt much safer regarding the vagrant situation since Mr Erasmus had been deployed. However, it was a difficult social situation and they could only do what they could do. He would however be meeting with Mr Erasmus to discuss further initiatives
- In the meantime, his suggestion was to encourage the community to invest in a neighbourhood watch. He stated that from his experience neighbourhood watch had proved very successful in reducing crime.
- In closing he stated that SAPS was committed and available to serve in Sea Point

9. PRESENTATION BY GUEST SPEAKER ALDERMAN JP SMITH:

- Marco van Embden stated that it gave him much pleasure to introduce JP Smith to address them. JP Smith was exceptionally hard working and had achieved much

- JP reported that there were persistent problems with events and event overlays as they were subjected to high tempo which had caused conflict with the events department
- However, they had met and held their first workshop and had decided on a list of minimum requirements which would need to be adhered to
- He stated that budgets were continually shrinking, and it was becoming tougher to make the city and everything else work
- Rural municipalities were in deep trouble and they did not know how they would survive. In that regard they would need to explore creative ways in which to make them work
- One of his successful community initiatives was that at the Sea Point pavilion where the Friends of Sea Point Pavilion now run the forecourt space, generate revenue and improve the area
- Revenue was being generated from the food court which was largely self-sufficient.
- A walkabout had been conducted at the Pavilion which focused on derelict spaces around the pool which could also be used to generate revenue. The group are trying to create a fund to carry out improvements and enhancements of the facilities
- The children's library at Sea Point library was also derelict and needed improvement to generate revenue
- He stated that the City needs to start sweating its assets as these were going to be trying times
- With regard to safety and security, although he could not solve the congestion issue due to the narrow roads and increase in traffic, the quality of enforcement needed improvement, and to that end 60 officers had joined their ranks, so improvement should soon become visible
- Young cadets had also been recruited and were presently undergoing police training
- He assured those present that slowly but surely they would get a better handle on the situation
- Taxis, Uber and metered taxis were difficult to deal with because enforcement in itself was useless. However, a new Provincial Act would be coming out in 2 months and people were to watch this space
- He stated that he had been pressuring government for 11 years to amend the conditions of taxis while point-men had been placed in and around the CBD which had proved a step in the right direction.
- As regards neighbourhood watch, although he had been very cynical, he now wished that he had been more enthusiastic as the impact on property crime had been profoundly improved
- He agreed that the criminal justice system did not work and had dismally failed the people. However, SAPS was busy with a pilot project targeting gang related crime in the Cape Flats and there had been a big improvement in the past 12 months
- Neighbourhood watch organisations impacted hugely on property crime and was by far the best way to combat these kinds of crime. Headway had been dramatic and having Neighbourhood Watches was the one main variable that had changed
- On the social front he admitted that he did not have the answer for street people and did not know where next to go. All solutions being explored as much as possible
- The truth was that at least 85% of homeless people did not want help and although they were trying every conceivable thing, the success rate remained very low
- There was no hope for an intervention from enforcement. No amount of enforcement would help the homeless problem and no additional pressure on the criminal justice system would achieve any results
- As regards the water situation, he wished to thank everyone. Although they were high water consumers, they had managed to dig themselves out of a nasty hole. However, they remained vulnerable until such time as there was at least 9 days of solid rain. Cape Town however was not alone

- The City was making things happen but unfortunately citizens were going to pay the price and planning is a huge issue
- He concluded that he had an aggressive view on planning and any entity was invited to make comment
- He suggested that it would be in the interests of the community for those having view on planning to consider forming their own organisation to review and comment on the planning process.

10. APPROVAL OF ANNUAL FINANCIAL STATEMENTS – 31ST DECEMBER 2017

- Proposed by Larry Aberman
- Seconded by Suzanne Kempen

Approval of Annual Financial Statement (31st December 2017) is accepted and recorded.

11. APPOINTMENT OF AUDITORS:

- Proposed by Suzanne Kempen
- Seconded by Marco van Embden

Approval of the Appointment of Auditors (AudProp) is accepted and recorded.

12. GENERAL

- Leo Turvey asked how SFB's bankers are and whether they contributed to safety, cleaning or any other activity in order to assist the rate payers. Suzanne Kempen responded that their bankers were Standard Bank and confirmed that they did not contribute.
- Gordon Metz stated that he was a heritage specialist, and his sense was that while the community were not against development, they were concerned about how it happened as there was no transparency around planning and how it would affect future generations. He suggested that the Planning Committee advertise their meeting dates on the website and invite the community to attend in order observe and hopefully participate. He worked in the area where those decisions were made, and although they had no statutory powers, had enormous influence by collectively standing together and making decisions. He felt it should be run democratically. Marco van Embden responded by stating that he supported the suggestion as it was an excellent proposal. He expressed the hope that the new Board would take it forward. He also wished to point out that the Planning Committee was the only body who published their minutes on the website thereby making them totally transparent. Gordon Metz stated that it was important to note that while the minutes reflected decisions taken people wanted to be involved in the making of those decisions thereby empowering everybody who had an interest.
- Rodney Bishop stated that he was a Civil Engineer and his issue was the traffic. He questioned as to whether there was a master plan. Water was also a huge concern as the system would need to be upgraded. Likewise sewerage had created a furore which they were contributing to and the City should be dealing with it. He however agreed with Gordon Metz in that they needed to empower people, and report back from the Planning Committee was very important.
- Cllr Ramsey stated that was very aware of the old infrastructure and assured the community that every development faced charges which in turn went towards infrastructure. She confirmed that the City was also aware of the traffic issue.
- Paul Berman felt that Gordon Metz had made an excellent suggestion and assured the community that the Planning Committee considered all matters, including Departure

Applications. He added that SFB is a registered affected body who is contacted for comment when a matter is already in the public domain.

- Alan Tavakoli stated that currently within the by-laws no development could be undertaken if the road was less than 9m wide. However, even though they had taken the matter to court and won their case, developments were still being approved. He felt that people who lived around the proposed development needed to influence whether the development should or should not be allowed to go ahead. Cllr Ramsey confirmed that all individuals were entitled to represent themselves at the Municipal Planning Tribunal, and she encouraged people to attend and make their objections known
- Paul Jacobson stated that while developers had been ridiculed, they had not been thanked for the upliftment of the area. He felt that derelict areas needed to be uplifted and not demolished and it was a sad state that they only concentrated on development while many other issues needed money and assistance. He felt that energy needed to put into uplifting the community.
- Jacques Weber thanked the SFB for their work in Sea Point as nothing was going on 5 years ago. He added that City planning by-laws were necessary, and people needed to become aware of them in order to voice their opinions. He also felt that ratepayers should be engaged so that they too could have their say as it took two to fight a battle. He concluded that 100 people should have been standing for nominations, and not just a handful
- Robin Lidsky objected to the manner in which the developers advertised their proposals. She felt that it was unfair and something that should be changed as it was disrespectful and unacceptable. Marco van Embden stated that although there were 9000 people living in the area there was a lack of interest in people joining the association so that they could have a voice which in turn would make the difference.
- Haji Davjee felt that upliftment of communities needed to include for those who were less privileged.
- Ross Swersky stated that when the City Council IDP zoning was changed everyone had the opportunity to object. However, people in Sea Point did not take up the opportunity thus resulting in the current issues. While the City of Cape Town was constantly approving Departures residents needed to become proactive and put a stop to it
- Kevin Adendorf reported that he had been on two development sites that were processing grey water and electricity saving initiatives and he recommended that any new developments being considered needed to pay serious consideration to water and electricity. In regard to the traffic situation he stated that he had been under the impression that My City Bus was supposed to reduce the traffic congestion and although Uber was an important service was an added issue that was slowing down the traffic. He felt that law enforcement in Sea Point left a lot to be desired and felt officers they were terrified of enforcing the law and so turned a blind eye. Cllr Ramsey responded that she completely understood the frustration and were aware that they needed to create bays for taxis to stop. However, on 1st July 2018 there would have a dedicated traffic officer deployed at Kei Apple Road to deal with the situation.
- Kim Bergman reported that a development was going up near to her. They had gone to Council on numerous occasions to establish whether the developers were doing the correct thing. She felt that they needed to get hold of the plans to ensure that the development was being done correctly because the road was very narrow. Although they had approached the City to investigate, to date they had not received any response.
- Nicola Harris believed that most of the residents did not understand developer proposals including Departures and zoning schemes, etc. Most people did not understand public participation and the Ratepayers Association should help in educating residents by making themselves available for people to find out what they needed to know. Marco van Embden agreed that it was a good suggestion.

- Heather Tager stated that although traffic enforcement was visible on a weekly basis, there were unfortunately other areas they needed to attend to. To that end they had identified one or two problematic taxi drivers and would be looking at Section 79 and possibly have their licences revoked.

13. ELECTION OUTCOME

- The Auditor confirmed that there had been 124 voting cards issued, and 128 proxies.
- The following were elected for the ensuing year: 2018 - 2019
 - Ari Vayanos
 - David Rose
 - Janey Ball
 - Juanita Levetan
 - Marco Van Embden
 - Ori Saban
 - Paul Berman
 - Suzanne Kempen
 - Victor Morris

14. CLOSING

- The chairman thanked all those present for their attendance and participation

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 19H45