

MINUTES FOR THE EXCO MEETING
of the
**SEA POINT, FRESNAYE, BANTRY BAY RATEPAYERS
AND RESIDENTS ASSOCIATION**
held on
WEDNESDAY, 8th MARCH 2017 at 17h30
at
ARTHUR'S Seat Hotel, Arthurs Road, Sea Point

1. **Welcome:** Lizaan Loedolff - SFB Admin/Coordinator
Neil Zive – CEO Talon Security
Chris Diedericks – Ops Manager PPA.

Present: Marco van Embden (MvE) – Chair
David Polovin (DP) – Vice Chair
Suzanne Kempen (SK) -Treasurer
Jacques van Embden (JvE) – Secretary
Janey Ball (JB)
Marc Sher (MS)
Paul Berman (PB)
Richard Gradner (RG)
Toni van Eyssen (TvE) - Coordinator
Lizaan Loedolff (LL) - Administrator

Guests: Jantjie Booysen (JB)
Juanita Levetan (JL) - Consultant
Neil Zive (NZ) – PPA Talon Owner
Chris Diedericks – PPA Talon Operations Manager

Apologies: Aris Voyanos (AV)
Cllr Shayne Ramsay (SR)

2. **Minutes of Previous Meeting**

- 2.1 Approval of the minutes: proposer DP and seconder SK
2.2 No Matters Arising

3. **Short Notice Agenda Items**

No Short Notice Agenda Items

4. **PPA TALON introduction and report on Security from 1 March**

NZ

4.1 Report and Update on Segways & Ninebots

- New suppliers for SFB SCI. NZ indicated the take-over was rough with very little communication and handover information from previous company. The segway and ninebots were handed over in a bad condition. New charging point for the segways will be at The Point.
- MvE confirmed that Ian of Ecorider had training and structures in place for maintaining the segways & ninebots. JvE requested that PPA Talon should send actual incident reports to LL, she should add it to the dropbox. NZ/LL
- LL to add PPA Talon number onto SFB Facebook twice a week. Also share this cell number on the Atlantic Seaboard Facebook page. LL
- Tag system: MvE suggests that PPA Talon send a proposal to MS on what exactly they need to do to ensure best security for the area. Hotspots for the homeless to be sent to NZ so that they can place the tags accordingly.

- Place tags on relevant buildings, but not too many tags or the security operator will be tagging all the time vs focusing on patrolling.
- PPA Talon is suggesting an electric bicycle. This will be discussed at a future meeting (issue with riding electric bicycles on Promenade).
- JvE suggested that they send LL a report with suggestions/ solutions to the issues: Mobility; Tagging; Homeless People. Putting effective systems in place.
- Signs; Armbands - MvE confirmed that PPA Talon must have SFB logo on. Gliderboards must have PPA Talon decal placed over previous company logo.

5. Fieldworker report

JANTJIE

5.1 Report Feb

- Jantjie will ensure that each complaint is dealt with on the day and feedback given the following day.
- Jantjie requested that when PPA Talon investigate any hotspots or areas they speak with him first. The most problems occur at night and night operations are suggested. The Assessment office at Rocklands is operational and request for chairs, camera approved. It will assist with weekend and night operations in the area and be able to get good data.
- The Upliftment Programme: 34 clients signed up since inception (19th December).
- MvE suggested that Jantjie & PPA Talon meet and discuss working/laising arrangement with regards to security assistance for operations, situations, issues etc. when Jantjie is working with displaced persons or feels at risk.

6. Council Report / Issues

6.1. Feedback from Ward Committee

(In the future this will be its own Agenda item)

JB

JB indicated that the sewerage in the sea water was still an issue and there is a fundraiser by Camps Bay Ratepayers to raise money for water testing. MvE requested JB to enquire the costs to test the sea water.

6.2. Feedback from Councillor (tabled in her absence)

6.2.1. Traffic Plan for Regent Rd outside The Point – feedback/ changes

The second zebra crossing has been removed and the traffic light should be removed shortly.

6.2.2. Holiday letting on Atlantic seaboard – resident complaint

LL/JvE

Our standard response must be that this is not part of our current mandate. New sectional title act that will omit this. Refer to the conduct rules of each block/body corporate. If they do state that no short term letting under 3/6 months are allowed, the body corporate should apply this rule when owners are in breach of the registered conduct rules. Each BC must enforce its own conduct rules where it states no short term letting.

6.2.3 Other - None

6.3 Matters for Comment

6.3.1 Liquor Licence Applications (100 Main Rd, Dante Wellness and Wonderful Restaurant) comment by 9 March.

SFB will support the SP CID, Community and Councillors decision on these requests if on the Main Road. In this case no objections raised by either.

6.3.2 City Winter Readiness Programme applications to assist shelters (NGO/NPO) Applications by 9 March – Noted.

7. Finance

7.1 Report from Treasurer – February Financials 2017

SK

7.1.1 Latest Monthly Income & Expenditure summary (shortfall/surplus amount)

One ninebot has been paid up in full as of end of January. MvE confirmed that we have to change the logo from ProExec to PPA Talon.

- 7.1.2 Debtors (outstanding Debtors – action report)
Outstanding Debtors are being followed up.

8. Reports

8.1. Membership

Full list of Annual members to be drawn up and analyse new members joined this year.

SK/LL

8.2. Safety & Cleaning Portfolio

MvE/MS

8.2.1 Report back – General

JL

JL requests positive feedback on our Social Media sites. The change of security company has been communicated to all members and potential members.

Presentations are ongoing. JL is also working on getting Phase 2 on board and confirmed that by the AGM there will be close to 20 blocks on board across Phase 1 and 2.

8.2.2 Straatwerk CSI Initiative – Letter confirmed. Need a list of companies to send this letter to.

Agreed name – UPLIFTMENT PROGRAMME.

8.2.3 Pressure on the City to provide managed “Safe Spaces” – noted.

8.2.4 Introducing Night Cleaning Shifts to interact with the night situation of displaced persons.

8.3. SFB PlanCom

JvE

8.3.1. Minutes & Agendas on the website: Exco agreed that the Agenda or the Minutes could be made available on the Web and minutes available on request to view minute book. On SFB Facebook page a link can be added to direct one to the SFB Website.

LL/JvE

8.4. PR, Marketing & Communication

8.4.1. Newsflash- 1 March

TvE

8.4.2. Next Newsletter – to be sent 1 week before AGM

8.4.3. **AGM Invitation** to all Members – 3 weeks prior to AGM

TvE

8.5. Events – list attached

TvE

9. Any Other Business

None

10. AGM – Wednesday 5 April at President Hotel

10.1. Review AGM Programme

30 mins

ALL

It was agreed to contract an independent Chairperson to chair the AGM. Security will be arranged for AGM (PPA Talon security presence). TvE to send personal invite to Col Lento and Col Engelbrecht and Metro.

List of questions that may be asked at AGM

- Position on Displaced Persons
- Developers being members of SFB Exco and SFB Planning Committee
- At all PlanCom meetings if any member of the committee has a vested interest they are made to recuse themselves from the meeting and this must be stated in the minutes. It was suggested that chair of PlanCom, Rod Stevens be invited to be available at AGM to respond to questions.
- Questions about the Cllr and City issues.

JvE

- Important to focus on the on all the positive things and wins that the SFB has achieved.

- Add agenda & supporting documents website link to Facebook.

- TvE & RG to meet with Nicole McCain & Matthew Hirsch (local media) to brief on SFB prior to AGM.

TvE/RG

- MvE requested JvE to send out a list of who needs to do what for the day of the AGM.

JvE

- SK suggest a digital slideshow to loop with List of SCI Members and Non-Members (outstanding) of Phase 1. A list should also be printed to hand out at AGM. Exco agreed

- JB wants to know how we will know if they are representing themselves correctly in order to vote i.e. if a person is part of a Body Corporate Annual Member.
 - Sign forms at the entrance – numbered ballot papers.
- MvE – ONLY people that have paid up their ANNUAL membership are allowed to vote.
- PB suggests that we have a document that people attending sign with their contact details and our Database. Numbered voting cards will be made available to members and their numbers recorded.
- It was suggested a 30 minute prep meeting on AGM be arranged 2 weeks prior. TvE/LL 10.2. Review the SFB Annual Financial Report
- This has been finalised and must be signed by the Chair. SK/MvE

Next Meeting:

A G M Wednesday 5 April 2017 at 17h00 / 17h30
The PRESIDENT HOTEL Alexander Road, Bantry Bay