

MINUTES FOR THE EXCO MEETING
of the
SEA POINT, FRESNAYE, BANTRY BAY RATEPAYERS
AND RESIDENTS ASSOCIATION
held on
Tuesday 16th of October 2018 at 17h30
at
Arthur Seat Protea Hotel, Arthurs Road, Sea Point

1. Welcome and Apologies MvE

Apologies: Ori Saban, Victor Morris, Lydia Abel

Present: Juanita Levetan, Roy Aronson, Cllr Shayne Ramsay, Suzanne Kempen, David Rose, Aris Vayanos, Marco van Embden, Lizaan Loedolff

Partially Present: Walter Brown (PPA), Gideon du Preez (PPA), Hannes van der Merwe (Straatwerk), Lauren Bolus (Planning Committee Chair)

SFB Chairman welcomes Roy Aronson as the new co-opted Exco member filling the place of Janey Ball on the SFB Executive Committee.

2. Minutes of Previous Meeting

2.1. Approval (20 September 2018)

Proposal: Suzanne Kempen

Secunder: Aris Vayanos

3. Matters Arising MvE

4. Short Notice Agenda Items ALL

5. PPA Talon Feedback Report GdP/WB

5.1. Update

Medical assistance by GdP saved the life of a one-year old boy who was not breathing on Church Road. A couple days later, also on Church Road there was a hit and run of an eight-year-old girl whom GdP assisted. A family had an accident on the corner of St John and Beach Road, again GdP assisted. A homeless man and an epileptic fit in Hall Road on which PPA Talon immediately requested the assistance of emergency personnel. He was taken to Somerset Hospital via ambulance. SS Lamani apprehended a man at the entrance of Mimosa Court who attempted to stab a homeless man. Drinking in public is becoming a major problem as well as drag racing at Bantry Bay. Public assistance went up to 19 incidents. GdP mentions that there are a small number of difficult members from the homeless community who continuously break by-laws, HvdM from Straatwerk encouraged PPA Talon to refer them to Straatwerk teams for social intervention.

5.2. Status of NineBots & Electric Bicycle

Two Ninebots are in for repairs with one on the road. PPA Talon will cover the expense to repair the two Ninebots that were damaged due to negligent driving done by their patrollers. With the two Ninebots out of circulation, the mobile units are being supplemented with electric bicycles sponsored at no cost by GoNow Bicycles. Payment has been made for the repairs and the two Ninebots should be back on the road within the next few days.

5.3. Future of NineBots/PPA Talon taking over NineBot Responsibility

PPA Talon is responsible for all repairs to mobile units that occur due to negligent drivers. SFB pays for all wear and tear/maintenance expenses such as the monthly maintenance, tyres, gliderboards etc. When the mobile units are broken it is always a debate who is responsible for

the expense and PPA Talon repeatedly states damage occurred due to wear and tear instead of driver negligence. Cross communication between EcoRider, PPA Talon and SFB often extend the repair time frame and result in confusion. It has now been decided that once the two Ninebots were repaired, Ian from EcoRider will inspect all Ninebots, including the two that might be purchased from MPRA, and write a report to confirm that all units are in perfect working order. DR, LL, GdP and WB will attend this meeting. PPA Talon will take over the full responsibility of all Ninebots. All maintenance and repairs will be their responsibility. MPRA has changed their security strategy and no longer use mobile units. They will have them fully repaired and SFB will consider purchasing these two units. These units will serve as backups and for rotation as they will be on charge while the other units are out on patrol.

5.4. New Tyres for all mobile units

Mve stated that LL and PPA Talon should not wait for Exco meeting to seek approval for new tyres for the mobile units. The mobile units should be on the road and in working order at all times. LL to arrange new tyres for three ninebots and one electric bicycle as soon as possible.

5.5. Problem areas

Quantock Road is still problematic. One of the blocks adjacent to Quantock Road request the assistance of the SFB Safety & Cleaning Initiative to clean up Quantock Road. With the exception of one, all neighbouring blocks has been contacted and it has been confirmed that the influx of homeless is due to certain blocks allowing them access into their blocks and refuse bins. Access into the blocks can be a big security risk. Blocks have been requested to refrain from allowing access and a Binguard demonstration has been done at certain blocks. The problem has improved with the assistance from the certain blocks, businesses and PPA Talon, but persists. LL instructed to send an open letter to the surrounding blocks chairmen, managing agents and trustees. A copy of this letter will be printed for each unit of these blocks and will be handed to PPA Talon for distribution into each letterbox.

WB and GdP left the meeting.

6. Straatwerk Feedback Report

HvdM

6.1. Update

Cleaning continues as usual, Beach Road is cleaned twice per day, seven days per week, with tributary roads cleaned 3 times per week. They respond to SFB requests in a quick and efficient manner.

6.2. Social Intervention

The Straatwerk Operations Managers worked their way through the system, with the majority of them being homeless at one time. This gives them the compassion and understanding needed to assist the homeless community. Currently the Straatwerk team is offering assistance to the homeless five days per week. These social outreaches coincide with the cleaning shifts so that if there is anyone willing to accept help, they can immediately be recruited into the cleaning teams to have access to the programs on offer and receive their cash reward for joining. Straatwerk has several very good success stories. Only a small percentage of the homeless communities are female, and the number of South Africans is the upper 90's percentile. The recruits can only discover all that Straatwerk has to offer once they engage and work the programme. MvE confirmed that the ultimate goal of the SCI is to have as many shifts as possible to allow the opportunity to recruit as many of the homeless community willing to accept help. LL commends HvdM and his Straatwerk team for the life enhancing work that they are doing.

HvdM left the meeting.

7. Council Report / Issues

Cllr SR

7.1. 15 Kloof Road

On the request of the SFB Planning Committee, Cllr Ramsay shared the application of the 18-

storey development on her social media page. To date she has received over 9 000 views for the application. Since the Post Office is on strike, the Planning Committee encouraged the Cllr to share all applications on her social media page to inform the residents of planned developments. Chair praises the Planning Committee for their forward thinking.

7.2. Traffic Officer

A total of 503 tickets were issued during the month of September including 94 for overloading, 22 concerning safety issue, 128 to taxis for violations and a 105 for unlicensed vehicles. The City does not alert drivers to renew their licence discs anymore. We should advise residents to check their renewal dates on our social media page and newsletter.

7.3. Dirty Beaches

Cllr Ramsay has been inundated with complaints regarding the dirty beaches, but the crane needed to remove the kelp has broken down. There are five homeless looking for work and a beach that needs to be cleaned but it is proving almost impossible to make it work and get them on the system of The City of Cape Town. MvE think that is pitiful and immediately offered the services of Straatwerk to clean the beach. Cllr Ramsay will arrange for a City truck and SFB will pay the Straatwerk labour costs to have all the beaches cleaned in one day. This will be a wonderful example of a public private partnership!

7.4. Tiki Bar

Due to the protest from Coastal Management department, there will be no Tiki Bar stand on the beach as they are adamant that The City does not have any commercial activities on the beaches and won't approve this application. Cllr Ramsay feels as if this is a pity since it would have been an opportunity for job creation in the homeless community.

8. Liquor Licence Applications

LL

8.1. Korean Soju Restaurant

On Premise Consumption, restaurant located on the corner of Rocklands & Main Road. Sea Point CID has no objection, LL to contact Cllr Dave Bryant for input since this is in his ward.

9. Ward Committee Member Feedback Report

JL

9.1. Matters for Comment

She is still finding her feet and will provide detailed feedback after the next meeting.

10. Finance

SK

10.1. Report from Treasurer – September Financials 2018

Out of the ordinary expenses included R1400 for the marketing material used at the Bordeaux AGM, R3600 for a printer for the coordinator and an 8% annual increase as per the national body for the security service provider.

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

One of the strategic objectives in July was to set out and have a R100 000 reserve fund which has now been accomplished. Toward the end of October SK should investigate the possibility of placing that R100 000 into a fixed account. SK reminds MvE that we have several expenses ahead such as the Yellow Door monthly marketing budget and additional cleaning teams we need to employ over the festive season.

10.3. Debtors (outstanding Debtors – action report)

Same repeat offender, we have received written confirmation that they will make payment, LL to follow up. One block disputing unit fee, LL to offer them R52 (R65 less 20%) per unit.

10.4. Donations Received

Donations that we have received through September and October will be allocated to assisting the homeless community with ID's and to a big clean of all the beaches.

11. Safety & Cleaning Initiative Feedback Report

JL

- 11.1. Phase I Update
LL is continuously trying to sign up the last outstanding blocks. Good progress has been made with Wavecrest.
- 11.2. Phase II Update
LL and JL will need to make a big push to sign up more blocks in Phase II that will allow for more cleaning teams. A number of AGM presentations has been confirmed to allow SFB to present.
- 11.3. Bordeaux
Bordeaux allowed the Safety & Cleaning Initiative team to present at their AGM on the 20th of September. The goal of attending their AGM was to receive the approval of most owners so that Bordeaux can sign up to this initiative. MvE presented and although the majority of the owners showed interested in joining, the Chair Isaac James did not allow the block to sign up as a whole and advised the SFB to canvas all 271 owners individually. An email will be crafted to send to the managing agent of Bordeaux who will send it to all owners. A knock n drop will also be printed and added to each post box in the block. 20% discount will be offered if 80 units or more sign up and 40% discount on 160 units or more.
- 11.4. Support for ID's (City of Cape Town & Straatwerk)
Many of the homeless community do not own an identification document, some because they just do not care and others because it was stolen or lost. If you want to get off the street and make progress in life you need an ID. One of the Straatwerk principles is to teach these clients to take responsibility for their life, including obtaining an ID. Through a savings plan, they can save up to R70 with Straatwerk matching these savings to have R140 that will allow them to apply for their ID. The decision has been made to sponsor up to 5 Straatwerk people per month with funding to allow them to get an ID and build a dignified life off the streets. AV inquired if Straatwerk also assists the elderly in applying for pension to which HvdM confirm they do.

12. Upliftment Programme

JL

- 12.1. Sponsorship Update
LL to look for new sponsors
- 12.2. Checkers collaboration
After a delayed start, the promotional material will be up at each check out point of the Sea Point and Kloof Street Checkers branches by the 17th of October encouraging residents to donate to the Safety and Cleaning Initiative. The more funding is available, the more cleaning and security teams can be employed.

13. SFB PlanComm

VM/AV

- 13.1. Update
The meetings are running well with the big concern being the application of a proposed 18 storey building located on 15 Kloof Road.
- 13.2. 15 Kloof Road Objection, a two-pronged approach

Lauren Bolus, Chair of the Planning Committee attended a portion of the Exco meeting to address a Planning Committee matter.

The Planning Committee (PlanComm) has decided to employ the services of a professional Town Planner to assist with a strong objection against the proposed 18 storey development on 15 Kloof Road. The application is to rezone the property with departures. After interacting with a number of Town Planners it was decided that Tommy Brummer of Tommy Brummer Town Planners will be the best person to assist. At the planning committee meeting held on the 15th of October the applicant of the proposed

development gave a presentation to the committee to explain their application and to answer any questions. Tommy Brummer also attended this meeting. In terms of their approach, the applicant has fully compliant approved building plans that will allow them to build within the envelope of their current zoning. That is how they received the approval to excavate the basement. They are asking for an additional 11 000m². Should the rezoning and departure application be approved, 20% of the units will be inclusionary housing which will consist of 28 units between the sizes of 30m² – 40m². Should the application not be approved, and they can only build within the current envelope, they will not offer inclusionary housing. The fee to employ a professional Town Planner will be R30 000 and although SFB does not have the funding for this, PlanComm feels strongly that we need to employ these professionals, including someone who will provide a proper Traffic Impact Assessment for an additional R12 000. Historically affected parties contributed financially to assist the Planning Committee to cover the cost of objection via professionals. Crowdfunding will be the best way to raise the funds needed to cover these expenses. Certain residents who showed strong interest in objecting will be contacted to assist with funding. SK will contact Jacques Weber. The Planning Committee will make a brief statement that we have appointed a professional to respond on our behalf and will be coordinated between LL and LB.

13.3. Processing Fee to Discuss

It has been decided against asking for donations or implementing a mandatory fee to have applications reviewed. The reason for not implementing the fee is the fear of the perception of preferential treatment. The committee will go paperless as much as possible or request copies from the applicant.

14. PR, Marketing & Communication

MvE/JL

14.1. Yellow Door Collective Proposals

JL, MvE and LL met with Yellow Door Collective to discuss them assisting SFB with the marketing and PR. Yellow Door Collective has several other Ratepayers Associations as clients and know the industry well. MVE suggests that the price is negotiated to R10 000 per month and have this initiative running for the next six months. SFB will look for a sponsor to finance the website redesign. Exco unanimously agreed to this expense.

15. Events – list attached

16. General

16.1. Proposed Exco Meeting Dates for 2019

Tues 22nd Jan 2019

Wed 20th Feb 2019

Tues 19th Mar 2019 (Mve Away)

Thurs 25th Apr 2019 (last meeting prior to the AGM)

To be discussed at the next meeting.

16.2. AGM – Lorraine Frost as Speaker (Suggestion by Lizaan)

To be discussed at the next meeting.

16.3. SGM for end February 2019 - Constitution Changes

An SGM needs to be held to approve the proposed changes in the constitution. At this SGM there will be only one item on the Agenda and that will be the approval of the changes. SFB has been working closely with Jacques Bignaut from STBB over an extended period of time in regard to the constitution. He has confirmed that there will be a consultancy fee of R7 000 to assist with the proposed changes and to present the final constitution for adoption. The Exco approved this expense since it will result in a much smoother AGM if we can amend the constitution. The proposed date for the SGM will be at the end of February. MvE confirmed that SK will not have to prepare any financials or

documents for this SGM.

17. Next Meeting

20 November 2018

18. Close

19:39