EXCO MEETING
of the
SEA POINT, FRESNAYE, BANTRY BAY RATEPAYERS AND RESIDENTS ASSOCIATION
Tuesday, 3rd February 5:30 PM ZOOM
MINUTES

Attendees:

- Richard Harris (Chair)
- Gordon Metz
- Juanita du Plessis
- Kim

Apologies:

- Gavin Ford
- Miles October

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1. Special General Meeting (SGM) – Litigation Mandate

Context: The Exco discussed the need to call an SGM to obtain a formal mandate from the membership to defend legal proceedings (the "Michael Ender matter").

Key Discussion Points:

- Membership Definition: Only financial members in good standing (paid up as per the last AGM) are entitled to vote.
- Voting Rights: Under the Constitution, current Exco members are not entitled to vote at an SGM. This removes 5 votes, requiring the Exco to mobilize support from the broader membership.
- Legal Representation: Our lawyer has advised that the SGM resolution should be limited to "granting Exco the authority to defend litigation" rather than appointing specific attorneys. This protects the organization and avoids unnecessary legal exposure.
- Proxy Votes: One member may hold a maximum of two proxies.

Decision:

- The Exco resolved to proceed with an SGM.
- Date: 25 February 2024 (21 days' notice +1).
- Venue: To be confirmed (in-person required; online not permitted under the Constitution).
- Single Agenda Item: *"To grant the Executive Committee the authority to defend legal proceedings on behalf of the Association."*

Action Items:

- Kim: Prepare the final list of financial members in good standing.
- Richard: Confirm venue and draft SGM notice.
- Richard/Kim: Liaise with lawyer to finalize the exact wording of the resolution.

- All Exco: Identify and encourage supportive members to attend and vote.

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2. Ignisive Collaboration & Strategic Partnership
Presenter: Juanita
Key Updates:

- Juanita provided a written feedback summary (circulated via email).
- Ignisive's integrated model (social impact, urban management, safety, skills development) presents a significant opportunity for Seapoint.
- Budget: Juanita is working on a revised budget to accommodate this partnership.
- CID Relationship: The Seapoint CID has signalled intent to expand its footprint to the beachfront (2-3 year horizon). SFB supports this. Juanita is positioned as a bridge between SFB and the CID.
- Nadia (Ambassador): Proposed as a potential volunteer/Exco candidate (PR, urban management, green initiatives). Passionate and well-connected.

Discussion:

- There is growing alignment with the Seapoint CID.
- The Ignisive model covers security and urban management comprehensively. This is relevant to the upcoming vacancy in the Safety portfolio (see Item 3).

Decision:

- Exco supports Juanita's approach to continue engaging Ignisive, refining the budget, and strengthening ties with the CID and neighbouring ratepayers' associations (Mouille Point, Green Point).
- Nadia to be considered for co-option; Juanita to continue engagement.

Action Items:

- Juanita: Continue budget discussions with Ignisive; report back to Exco.
- Juanita: Facilitate a meeting between SFB Exco and CID (Heather/Jacques) to formalize collaboration.
- Juanita: Bring Nadia into the fold as a potential volunteer/Exco candidate.

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3. Safety & Security Portfolio – Succession Planning
Context:
Gavin has indicated he wont seek re election.
Discussion:

- The role is not a "physical security" role; it is a liaison, monitoring, and stakeholder engagement role (CPF, SAPS, security companies, city departments).
- Gordon proposed David Polivan (current Vice Chair of CPF, former SFB Exco member) as the ideal candidate. He is experienced, respected, and understands the interface between community and law enforcement.

- Simon Dippenaar (CPF Chair) was also suggested. Concerns were raised regarding potential conflicts of interest (dual representation) and his association with controversial figures.
- Juanita emphasized the need to proactively recruit rather than wait for the AGM.

4. Tafelberg & Provincial Heritage Engagement
Presenter: Gordon
Update:

- A public meeting regarding the Tafelberg site is scheduled for Thursday, 5:00 PM – 8:30 PM.
- The Premier was previously sympathetic in private engagement, but the process remains opaque.
- Councillors Nicola and Eroll Anstey have claimed to be pushing the matter; however, the SFB position remains: the school building must be a community centre, not DSD offices.

Decision:

- Richard and Gordon will attend the meeting together.
- Objective: Secure a one-on-one with the Premier or decision-makers; present SFB's case clearly.

Action Items:

- Richard/Gordon: Attend meeting (arrive 16h45 to be first in line).
- Juanita: Prepare a one-page briefing document / talking points for Richard and Gordon.

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5. Promenade Safety & Scooter Regulation
Context:
Public anger regarding e-scooters on the promenade has escalated. The City's "public participation" process was widely criticized as a tick-box exercise.
Gordon's Position (supported by Exco):

- Motorized vehicles on pavements are inherently dangerous.
- The City's approach of delegating responsibility to users/renters via "self-regulation" is reckless.
- The SFB must adopt a principled, evidence-based position, not a populist one.

Proposed Strategy:

1. Acknowledge danger: These are motorized vehicles; they can kill.
2. Reject deregulation: Public participation is not a substitute for proper risk assessment and evidence-based policy.
3. Demand interim measures: Helmets, age restrictions, speed limiters, no-ride times (e.g., weekend peak hours).
4. Long-term: Proper regulations, enforced by law enforcement, not unempowered marshals.

Decision:

- SFB will publish an official position paper on e-scooters, informed by international comparisons and risk analysis.

Action Items:

- Gordon: Draft position paper (building on his existing comparative analysis).
- Kim/Juanita: Format and publish on website, social media, and circulate to media, councillors, and City officials.
- Richard: Engage directly with rental operators only as a secondary tactic; primary pressure remains on the City.

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6. SRG Contract & Security Funding

Context:

Richard proposes to meet with SRG and propose a new structure - cease cash payments and offer marketing value in exchange for services.

Discussion:

- SFB currently promotes SRG through branding and referrals.
- The current arrangement is financially unsustainable.
- Gavin is willing to deliver the message directly to Michael Broccoli,

Decision:

- Exco authorized Richard and Gavin to negotiate a new arrangement: Zero cash retainer; SRG receives marketing and promotional value in exchange for continued service.

Action Items:

- Richard/Gavin: Meet with Michael Broccoli Jnr to present new proposal.

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7. Planning Committee (PlanCom) Report

Presenter: Kim

Summary of 6 February Meeting:

- 10 agenda items; 70% heritage-related.
- Four applications were kicked back; two had no forms at all.
- Emerging trend: Developers are "piggybacking" on precedents set by Station House and Flamingo (e.g., Nando's building, Adelphi Centre). Once a departure is granted, others claim the same right.
- Heritage concerns: Encroachments on heritage façades continue. Fines (approx. R10,000) are insufficient deterrents; developers treat them as a cost of doing business.
- St John's: Cited as a rare win, but the damage was already partially done.

Heritage Question (Juanita):

- London House (1905) – external maintenance (painting, waterproofing, balcony tiles).

- Gordon's advice confirmed: Standard maintenance does not trigger a heritage application. Only if original fabric (e.g., rotten wooden frames) is damaged and requires replacement does it require approval.

Action Items:

- Kim: Share PlanCom Dropbox link with Juanita for exposure.
- Kim: Update application advice forms to require Body Corporate/Trustee signature.
- Juanita: To attend future PlanCom meetings for exposure.

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8. Urban Management & Doggy Bag Dispensers

Status:

- Juanita queried progress. The project stalled after sponsors were identified and design was required.
- Gordon has a physical dispenser unit in his office and has offered his wife's design expertise.

Decision:

- Project revived.
- Gordon to pass dispenser unit to Richard (Thursday meeting), who will hand to Juanita.
- Jenny (Gordon's wife) to assist with design.

9. Noise Pollution & Speeding (Main Road)

Juanita raised:

- Excessive speeding on Main Road.
- Noise disturbance from *Duchess of Wisbeach* (karaoke, late nights, weeknights).

Existing Initiatives:

- Grant Johnson leads a dedicated law enforcement liaison group targeting speeding. SFB supports and amplifies his work.
- Juanita requested to be added to this communication stream.

Strategy:

- Speeding: Amplify Grant Johnson's initiative; push for speed cameras and visible enforcement.
- Noise: Juanita to lead complaints on behalf of London House and broader community. Law enforcement contact established.

10. Membership & Financial Housekeeping

Membership List:

- Kim to clean the membership database.
- All non-financial / lapsed members to be removed to ensure accurate voting roll for SGM and AGM.

11. Summary of Immediate Priorities:
    1. SGM – Notice, venue, resolution wording, member mobilization.
    2. Tafelberg – Thursday meeting attendance.
    3. Safety Portfolio – Approach David Collivan.
    4. SRG Contract – Renegotiate with Michael Broccoli Jnr.
    5. E-Scooters – Publish SFB position paper.
    6. Doggy Bags – Design and sponsor engagement.

Next Exco Meeting:

- To be scheduled post-SGM (early March).
- Richard and Kim to meet with Michael Dixon to finalize SGM wording.

Meeting closed: 6:20 PM.