



Epping

City Improvement District

FOR A SECURE, CLEAN WORKING ENVIRONMENT

ECID AGM
10 December 2019
14h00

Venue: 24 Gunners, 24 Gunners Circle, Epping 1
MINUTES

Present:

At Sondag Chairman)	Growthpoint Properties Ltd
Ahron Gropper	FC Properties (Pty) Ltd
Bronwen Dyke-Beyer	Hollyberry Props 12 (Pty) Ltd
Rene Theunissen	Growthpoint Properties Ltd
Ald. Brian Watkyns	City of CT-ex Officio
Eddie Scott	City of CT-Manager: CIDs
Dudley Annenberg	Annenprop 6 (Pty) Ltd
Ashraf Allie	Foodprop Epping
Arnold Wellens	Modart Property (Pty) Ltd
Mark Stuart	Master Tyre Properties
John Fuller	Deli Spices
Xavier Fazakerley	SA Metal Group
Wouter Hanekom	Equites Property Fund
Mark Le Roux	Princeton
Moses Fortuin`	MJ Fortuin Facilities
Maryanne Greisdorfer	RSM Betty & Dickson
Tony Bartram	ECID Coordinator
Anette Brand	ECID Admin Assistant
Lizette Johnstone	ECID Manager (Minute Taker)

Apologies:

Keith Robson	Vega Properties
Franz Marent	Marent Family Trust
Howard Katzeff	Sam Berk Land & Estate Holdings (Pty) Ltd

Proxies and Apologies:

Carl Von During	Rapiprop 99 (Pty) Ltd
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Agenda No.	Topic	Action.
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1.	<p>REGISTRATION All attendees signed the register.</p>	
2.	<p>WELCOME & APOLOGIES / PROXIES RECEIVED T Bartram-Opened meeting at 14h03, noted the apologies and proxies received and welcomed all.</p>	
2.1	<p>MEMBERS ➤ T Bartram-Noted that under the new membership process required by the Auditor General, the ECID have 18 Members.</p>	
2.1.1	<p>RESIGNATIONS ➤ T Bartram-The following members resigned;</p> <ul style="list-style-type: none"> • The Shirton Trust 	

<p>2.1.2</p> <p>2.2</p>	<ul style="list-style-type: none"> • The Wolvan Trust • Johnson Crane Hire (Pty) Ltd • Fusion Properties 16 CC • Artova 18 Investment (Pty) Ltd • Aveng Africa Ltd <p>NEW MEMBERS</p> <ul style="list-style-type: none"> ➤ T Bartram-Stellval Properties (Pty) Ltd applied for membership during the 2018/19 financial year. <p>QUORUM TO CONSTITUTE A MEETING</p> <ul style="list-style-type: none"> ➤ T Bartram-Noted that the ECID has 18 voting members and confirmed we had a 20% quorum with 1 proxy received and 7 properties represented at the meeting. <p>RESOLUTION 1/December/2019</p> <ul style="list-style-type: none"> ➤ M Greisdorfer-Agreed the meeting could proceed. 	
<p>3.</p> <p>3.1</p> <p>3.2</p>	<p>APPROVAL OF PREVIOUS AGM MINUTES HELD ON 15th NOVEMBER 2018</p> <ul style="list-style-type: none"> ➤ T Bartram-Went through the previous minutes. <p>RESOLUTION 2/December/2019 Minutes of the AGM Held on 15th November 2018 Approved</p> <ul style="list-style-type: none"> ➤ A Gropper-Proposed ➤ D Annenberg-Seconded ➤ A Sunday-Signed the minutes. <p>MATTERS ARISING</p> <p>Informal Market</p> <ul style="list-style-type: none"> ➤ B Watkyns-Eviction notices have been served on the unlawful dwellers, there is a good chance of the informal traders moving into Cape Town Market. ➤ A Sunday-Cape Town Market’s lease with the City of Cape Town expires in 2024, negotiations are currently under way between Metboard (who currently own a portion of the CTM land), Cape Town Market and the informal traders. <p>Rail Sidings</p> <ul style="list-style-type: none"> ➤ Will be dealt with under general. 	
<p>4.</p>	<p>NOTING OF AUDITED FINANCIAL STATEMENTS 2018-2019 M Greisdorfer noted;</p> <ul style="list-style-type: none"> ➤ The ECID received a clean audit ➤ The balance sheet notes that the cash has decreased slightly due to the purchase of additional cameras ➤ The income statement has a surplus of R 600 000, depreciation and insurance has increased due to the R 1 600 000 spent on the cameras and camera upgrades. <p>RESOLUTION 3/December/2019 Audited Financial Statements Approved</p> <ul style="list-style-type: none"> ➤ D Annenberg-Proposed ➤ B Dyke-Beyer-Seconded. 	
<p>5. & 6.</p>	<p>ANNUAL REPORT & FEEDBACK ON OPERATIONS 2018/2019 T Bartram Presented and elaborated on the annual report and elaborated on the following;</p> <ul style="list-style-type: none"> ➤ That the ECID are aware that we are utilising public funds ➤ Sponsors funds are used towards additional cameras ➤ Marketing is very important and the aim is for 100 companies to be visited per month by 3 staff members, sometimes this goal is, 	

	<p>unfortunately not achieved</p> <ul style="list-style-type: none"> ➤ Rotten fruit at informal market continue to be a challenge to keep clean ➤ The patrons of SA Metal in Bofors Circle also cause a cleaning challenge and it was noted that SA Metal are also assisting in attempting to control this. 	
7. 7.1	<p>BUDGET APPROVAL OF USE OF ADDITIONAL SURPLUS FUNDS 2019-2020 & 2020-2021</p> <p>T Bartram- It has been proposed by the ECID Board that R 2 863 537 be utilised from the surplus funds for the following projects;</p> <ul style="list-style-type: none"> ➤ 4 Static cameras, 2 LPR Cameras and 1 PTZ camera-To be installed at Western Province Park ➤ 3 x LPR cameras and 1 x PTZ camera to be installed at SAPS Logistics ➤ Replacement of Cameras and UPS in Epping: Total Cost R 1 744 000 ➤ 4 new bakkies have been purchased: Total Cost R 1 611 041, this amount includes; branding, tracking devices, light bars and dash cameras. ➤ Install / Repair New Gates / Fences as Required ➤ Install Lighting as Required. <p>RESOLUTION 4/December/2019 Additional Surplus Funds for 2019-2020 Approved</p> <ul style="list-style-type: none"> ➤ A Gropper-Proposed ➤ D Annenberg-Seconded <p>Additional Surplus Funds for 2020-2021 Approved</p> <ul style="list-style-type: none"> ➤ X Fazakerley-Proposed ➤ B Dyke-Beyer-Seconded. 	
7.2	<p>APPROVAL OF BUDGET 2020-2021</p> <ul style="list-style-type: none"> ➤ T Bartram-Noted the 2020-2021 budget of R 7 096 095 ➤ E Scott-This budget was approved in the 5-year budget for 2017-2022. <p>RESOLUTION 5/December/2019 2020-2021 Budget Approved</p> <ul style="list-style-type: none"> ➤ D Annenberg-Proposed ➤ W Hanekom-Seconded. 	
8.	<p>APPROVAL OF IMPLEMENTATION PLAN 2020-2021</p> <ul style="list-style-type: none"> ➤ T Bartram-Introduced the implementation plan for 2020-21. <p>RESOLUTION 6/December/2019 Implementation Plan 2020-21 Approved</p> <ul style="list-style-type: none"> ➤ X Fazakerley-Proposed ➤ A Gropper-Seconded. 	
9.	<p>APPOINTMENT OF AUDITOR'S for 2019-2020</p> <p>T Bartram-Proposed we appoint Cecil Kiplin as our auditors for 2020-21 as there will be a savings of R 13 000. D Annenberg-Agreed with this proposal.</p> <p>RESOLUTION 7/December/2019 Cecil Kiplin be Appointed as the Auditors for 2019-2020.</p> <ul style="list-style-type: none"> ➤ T Bartram-Proposed ➤ X Fazakerley-Seconded. 	
11.	<p>APPOINTMENT OF COMPANY SECRETARY</p> <ul style="list-style-type: none"> ➤ T Bartram-Noted that he would continue as Company Secretary until the next Board meeting where this will be discussed 	

	<ul style="list-style-type: none"> ➤ E Scott-Other CID's appoint their managers or auditors as Company Secretary. <p>RESOLUTION 8/December/2019 T Bartram to Continue as Company Secretary in the Interim</p> <ul style="list-style-type: none"> ➤ D Annenberg-Proposed ➤ X Fazakerley-Seconded. 	
12.	<p>ELECTION OF BOARD MEMBERS</p> <ul style="list-style-type: none"> ➤ T Bartram-$\frac{1}{3}$ of the board is required to stand down every year and this year Mr Isherwood & Ms Dyke-Beyer are standing down, both is available for re-election ➤ T Bartram-Queried whether there were any new nominations to serve on the board. <p>RESOLUTION 9/December/2019 There Were No Nominations from the Floor it Was Proposed to Accept G Isherwood to Continue to Serve on the ECID Board</p> <ul style="list-style-type: none"> ➤ A Gropper-Proposed ➤ B Dyke-Beyer-Seconded. <p>RESOLUTION 10/December/2019 There Were No Nominations from the Floor it Was Proposed to Accept B Dyke-Beyer to Continue to Serve on the ECID Board</p> <ul style="list-style-type: none"> ➤ A Gropper-Proposed ➤ D Annenberg-Seconded. 	
13. & 14	<p>GENERAL & Q & A PROPOSED SALE OF RAIL SIDINGS</p> <ul style="list-style-type: none"> ➤ A Wellens-Has been working on persuading the City to sell the rail sidings to the adjacent owners for most of 2019, the mayor has agreed and supports this. Has dealt with all the relevant property department's and now Mr J De Goede will be working with Mr Wellens on this. It has been agreed to pay R600 per m², the City could possibly use these funds to build RDP Housing. In order for a suitable proposal be put together, there needs to be more by-in from the property owners. Mr Wellens is providing this service at no cost to the owners and will be having meetings on Friday 13th December between 09h00 and 14h00 to discuss this with interested parties. L Johnstone to send out a mail informing all owners. This will be followed up end January early February 2020. 	
15.	<p>ADJOURNMENT</p> <ul style="list-style-type: none"> ➤ There being no further business all were thanked for attending and the meeting ended at 15h00 	

Signed By A Sunday.....
ECID Chairman