



Epping

City Improvement District

FOR A SECURE, CLEAN WORKING ENVIRONMENT

ECID AGM
19 November 2015
14h00

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

«Number in brackets represents the total membership per organisation»

Present:

William Wakefield (Chairman)
At Sunday (Vice Chairman)
John Dammert
Keith Robson
Andre Swart

William Ribbans
Laetitia King
Bronwyn Du Toit
Amanda Fraser
Alan Deuchar
Tony Bales
J Schmidlin
R Fioravanti
Ald. B Watkyns
DJ Steyn
R Rossouw
C Kleynhans
A Dube
A Grimanis
F Chamarengah
A Galloway
R Rawoot
T Bartram
R Ord
L Johnstone

N/A
Growthpoint (19)
Hollyberry Props 12 Pty Ltd (1)
Vega Properties (2)
Melbro Properties Pty Ltd (1) &
Packer Park Properties Pty Ltd (1)
Threson Industries (2)
GlaxoSmithKline SA Pty Ltd (1)
Annenprop 6 Pty Ltd (1)
Foodprop Epping Pty Ltd (1)
Master Tyre Properties (3)
The Pie 227 Trust (2)
Indigo Cosmetics Pty Ltd (4)
Contractors Properties (1)
City of CT
City of CT
City of CT
ERC Security
Essential Cleaning
Essential Cleaning
Myertal
RSM Betty & Dickson
RSM Betty & Dickson
ECID
ECID
ECID

J Relling

ECID (Scribe)

Apologies:

Howard Katzeff
Gary Smith
Abel Allen Newman
Nazer Williams

Berk Enterprises (1)
George A Smith Family Trust (1)
Newman Family Trust (1)
Cravecon Property Investments Pty Ltd (1)

Proxies and Apologies:

Nelio Dinis
Walter Berndorfler
Alison Feinhauer
Willem Combrinck
Jeremy West
Rene Southwood

Berkshaw Properties Pty Ltd (1)
SBH Cotton (1)
Dairybelle (Pty) Ltd (2)
Donaldson Filtration Systems (Pty) Ltd (1)
Cape Formwork Properties cc (1)
Animal Anti-Cruelty League (1)

Ashokon Pillay
 Pieter Smith
 Shaamiel Majiet
 Sven Dahl
 Beverley Baroa
 James van der Linde
 Shafiek Faure
 Derek Caldicott
 Ryan Taylor
 Tory Sabatti
 Dennis Koopman
 Dennis Koopman
 Dennis Koopman
 Dennis Koopman
 Dennis Koopman
 Rhayman Razzak
 Rhayman Razzak
 Rhayman Razzak
 Rhayman Razzak
 Gavin Isherwood

Kouga Pack (Pty) Ltd (1)
 Afrox Properties (Pty) Ltd (1)
 K9 Training Centre & Kennels (1)
 Colas SA Pty Ltd (3)
 Brendon Properties (2)
 Monier Roofing SA (1)
 Fine Chemicals Corporation (2)
 Zizap Investments (1)
 Beekay 140 Investments (1)
 Alstom Electrical SA Pty Ltd (1)
 KL Minerals (4)
 Midnight Feast 11Pty Ltd (1)
 Midnight Feast 11 Pty Ltd-Portion 1 (1)
 Midnight Feast 11 Pty Ltd-Portion 2 (1)
 TOD Investments Pty Ltd (2)
 Buddingtrade 174 Pty Ltd (2)
 Cravecon Property Investments Pty Ltd (2)
 Karez Trading Pty Ltd (1)
 New Heights 473 Pty Ltd (1)
 Filigree Trading & Investment 1021 cc (1)

Agenda No.	Topic	Action.
1.	<p>WELCOME & APOLOGIES / PROXIES RECEIVED</p> <ul style="list-style-type: none"> ➤ T Bartram-Opened meeting at 14h00 and welcomed all. ➤ L Johnstone-Noted the apologies and proxies received. 	
2.	<p>QUORUM TO CONSTITUTE A MEETING</p> <ul style="list-style-type: none"> ➤ T Bartram-Noted that the ECID has 254 voting members. ➤ L Johnstone-Confirmed we had a quorum. <p>RESOLUTION 1</p> <ul style="list-style-type: none"> ➤ A Galloway-Agreed the meeting could proceed. 	
3.	<p>APPROVAL OF PREVIOUS OF MINUTES HELD ON 20 NOVEMBER 2014</p> <ul style="list-style-type: none"> ➤ T Bartram-Went through the previous minutes and clarified that the buffer strip is now part of the ECID and it is expected that the area will be developed in the next 18 months. <p>RESOLUTION 2</p> <p>Minutes of the AGM held on 20 November 2014 Approved</p> <ul style="list-style-type: none"> ➤ K Robson-Proposed ➤ L King-Seconded ➤ W Wakefield-Signed the minutes 	
4.	<p>ANNUAL REPORT</p> <ul style="list-style-type: none"> ➤ T Bartram-Presented and elaborated on the Chairman’s report. ➤ R Ord-The one significant action was the interception of a large cannabis load of around 100 parcels. ➤ T Bartram-Thanked the companies mentioned in the Annual Report for the sponsoring of Law Enforcement. ➤ W Wakefield-Projects to be completed for 2015/2016; ➤ LPR cameras, the ECID Board has approved the project, but would like this to be ratified at the AGM as part of the Annual Report acceptance. ➤ Resizing of 3 traffic islands ➤ Planting of trees ➤ Floodlights where cameras are to be installed. ➤ Static motion detector cameras on rail sidings. ➤ W Wakefield-Possible future projects; 	

	<ul style="list-style-type: none"> ➤ Pavements, Traffic flow ➤ Areas for trucks to park ➤ Additional lighting ➤ Gates and fencing that need replacing ➤ W Wakefield invited members to submit recommendations for projects. <p>RESOLUTION 3 Acceptance of the 2014/2015 Annual Report</p> <ul style="list-style-type: none"> ➤ W Ribbans-Proposed ➤ L King-Seconded 	
5.	<p>FINANCIAL REPORT / CONFIRMATION OF 2014/2015 ANNUAL FINANCIAL STATEMENTS</p> <ul style="list-style-type: none"> ➤ A Galloway-Presented and elaborated on the Annual Financial Statement and noted that; The balance sheet and income statements are both healthy. The City withholds a certain portion of levies collected in lieu of bad debts and every year they refund a portion thereof. An amount of R310, 000.00 was received in sponsorships. The large expenses were accrued by the cleaning and law enforcement contracts. Expenditure is lower this year due to certain projects which were slightly delayed. This gives a healthy surplus but these funds will be used to complete the planned projects in the following year. <p>RESOLUTION 4 Annual Financial Statements Confirmed and Accepted</p> <ul style="list-style-type: none"> ➤ J Dammert-Proposed ➤ T Bales-Seconded 	
	<p>APPROVAL OF 2016/2017 IMPLEMENTATION PLAN</p> <ul style="list-style-type: none"> ➤ T Bartram-Presented the 2016/2017 Implementation Plan <p>RESOLUTION 5 The 2016/2017 Implementation Plan Approved</p> <ul style="list-style-type: none"> ➤ T Bales-Proposed ➤ J Dammert-Seconded 	
7.	<p>APPROVAL OF BUDGET 2016/2017</p> <ul style="list-style-type: none"> ➤ L Johnstone-Presented the 2016/2017 budget noting the following; ➤ The proposed budget would differ slightly from the business plan due to the following: ➤ Law Enforcement numbers differ as the initial budget was drafted 3.5 years prior and there have been increases to the cost since that time. ➤ Environmental upgrading has been added ➤ CCTV installation and additional cameras planned for ➤ Security costs fluctuate monthly ➤ Accommodation increases in terms of electricity, rates etc. ➤ The two amounts for the accounting and auditors remain unchanged, however the placement of amounts were interchanged. <p>RESOLUTION 6 2016/2017 Budget Approved</p> <ul style="list-style-type: none"> ➤ A Deuchar-Proposed ➤ A Swart-Seconded 	
8.	<p>APPOINTMENT OF AUDITORS FOR 2016/2017</p> <ul style="list-style-type: none"> ➤ T Bartram-Mr Galloway, according to legislation, will step down as the ECID auditor, but he has forwarded a recommendation for one of the RSM Partners to act in his stead 	

	<p>RESOLUTION 7 Retain RSM Betty & Dickson as the Auditors for 2016/2017</p> <ul style="list-style-type: none"> ➤ K Robson-Proposed ➤ T Bales-Seconded 	
9.	<p>APPOINTMENT OF COMPANY SECRETARY</p> <ul style="list-style-type: none"> ➤ T Bartram-The board had agreed that T Bartram be re-elected as the Company Secretary, and that the MOI requires that the AGM attendees make the appointment. <p>RESOLUTION 8 T Bartram Elected as Company Secretary</p> <ul style="list-style-type: none"> ➤ W Wakefield-Proposed ➤ K Robson-Seconded 	
10.	<p>ELECTION OF BOARD MEMBERS</p> <ul style="list-style-type: none"> ➤ T Bartram-¹/₃ of the board is required to stand down every year and this year Mr Sunday, Mr Dammert & Mr Smith would be standing down. Mr Sunday and Mr Dammert are available for re-election. Mr G Smith has resigned and is not available for re-election ➤ The Chairman, W Wakefield is also standing down and is available for re-election by the ECID board. ➤ In terms of the MOI, directors have to own property in Epping, however they can still be elected by the ECID Board for a term of one year, after which they will stand down. ➤ T Bartram-Queried whether there were any new nominations to serve on the board. ➤ No nominates were received. ➤ T Bartram-Confirmed that at the next ECID Board meeting, a proposal will be put forward that Mr W Wakefield rejoin the Board. <p>RESOLUTION 9 Acceptance of A Sunday to Serve on the Board</p> <ul style="list-style-type: none"> ➤ T Bales-Proposed ➤ K Robson-Seconded <p>RESOLUTION 10 Acceptance of J Dammert to Serve on the Board</p> <ul style="list-style-type: none"> ➤ L King-Proposed ➤ K Robson-Seconded 	
11.	<p>GENERAL Road Surfacing & Markings</p> <ul style="list-style-type: none"> ➤ T Bales-The road surfacing and road markings around Epping 2 are getting bad. There are certain instances where whole road's broken up and queried whether anyone is aware of the City of Cape Town's plans to resurface. ➤ B Watkyns-The City does not plan for resurfacing and that it is carried out reactively. ➤ L Johnstone-The City of Cape Town have assured ECID that the area from SAPS Logistics to Nourse Avenue would be resurfaced this financial year. ➤ L King-Complimented the ECID for assisting in getting the Hawkins Avenue road markings repainted. ➤ W Wakefield-The number and size of the trucks in Epping 1 and 2 affect the road surfaces and that L Johnstone would follow up with the City. <p>Commendation</p> <ul style="list-style-type: none"> ➤ A Swart-Compliment the ECID administrative staff for their sterling support. T Bartram agreed and stated that L Johnstone puts in 	

	<p>many hours of overtime to ensure things continue smoothly.</p> <p>Southern Buffer</p> <ul style="list-style-type: none"> ➤ A query was raised as to the progress around the southern buffer in Epping 1. ➤ L Johnstone- Riaan van Eeden from District Spatial Planning would be meeting with Afrox and that as far as he is aware, the area would be rezoned for industrial use. ➤ B Watkyns-There has been a recommendation from Council for the land to be zoned as industrial, there is also a strong push for the area to be zoned as residential. B Watkyns has asked that it be advertised and it will go through the standard public participation process. ➤ B Watkyns-As the zoning would be the first issue, the actual subdivision and laying of roads would likely not occur within the next 5 years, the My City Bus route is also planned for this area ➤ W Wakefield-As updated information is received, it would be communicated to members. <p>Trucks in Jellicoe Avenue</p> <ul style="list-style-type: none"> ➤ R Fioravanti-Expressed concern about the trucks delivering to Afrox and the fact that they overnight in the Jellicoe Avenue, is there any chance that Afrox allow these people to use the facilities inside their premises? ➤ W Wakefield-This would need to be addressed with Afrox and a discussion initiated around the issue of trucks parking in the road. ➤ It was agreed that this has to be managed better. <p>Informal Market</p> <ul style="list-style-type: none"> ➤ R Fioravanti-Raised a concern about the people living behind the informal market and that there are no facilities for them. ➤ B Watkyns-Cape Town Market concerns had recently been settled, the informal market concerns could now be focused on. ➤ R Fioravanti-Suggested that the MEC for Health or Helen Zille be taken around the area and the unhealthy circumstances shown to them. ➤ B Watkyns-Acknowledged Mr Fioravanti's concern. ➤ T Bartram-Thanked the floor for their comments 	
12.	<p>ADJOURNMENT</p> <ul style="list-style-type: none"> ➤ There being no further business all were thanked for attending and the meeting ended at 14h45 	

Signed By W Wakefield.....
ECID Chairman