



# Epping

## City Improvement District

FOR A SECURE, CLEAN WORKING ENVIRONMENT

**ECID AGM**  
**21 November 2013**  
**14h00**

**Venue: Indigo Brands, 20 Evans Avenue, Epping 1**

**«Number in brackets represents the total membership per organisation»**

**Present:**

A Sondag -ECID Vice Chairman	Growthpoint Properties (23)
G Smith	George A Smith Family Trust (1)
H Husselmann	Derrington Investments cc (1)
K Robson	Sear del (4)
J Schmidlin	Indigo Cosmetics Pty Ltd
H Nieman	GlaxoSmithKline
Ald. B Watkyns	C of CT
Cllr. M Britz	C of CT
E Scott	C of CT
T Bartram	ECID
G Thijssen	Unique Hydra
Pierre Marais	Green Cross
H Katzeff	Sam Berkland (1)
A Wellens	Modart Properties Pty Ltd (1)
E Jooste	Steric Trust (1)
A Botes	Steric Trust
J Bugan	Growthpoint Properties
S Piet	Growthpoint Properties
A Allie	Foodprop (Pty) Ltd
J Page	Foodprop (Pty) Ltd
A Swart	Melbro Holdings (2)
Alan Smith	ABC Press (5)
M Ahmed	Brafica (1)
W Robinson	Sasko Bakery
A Dube	Essential Cleaning
E Linno	Essential Cleaning
A Galloway	RSM Betty & Dickson
A Tal	Myertal Tactical Security
C Kleynhans	ERC Security
R Ord	ECID
L Johnstone (Minute Taker)	ECID

**Proxies Received / Apologies:**

P Du Plessis	Firmus 2 Investments (Pty) Ltd (1)
P Du Plessis	Sonitus Investments (Pty) Ltd (1)
P Sheldon	Valandrea Properties cc (1)
J Barnard	Dufomo Investments (Pty) Ltd (1)
E Tacon	Hare & Liddel Property (1)
N Coomber	GlaxoSmithKline (1)
J Dammert	Hollyberry Properties (1)

M Jessop  
A Goff  
S Sabatti  
C Daniels  
N Volschenk  
I Raath  
A Newman  
G Mehl  
N Smith  
K Diab  
K Diab  
K Diab  
E Parker

Unique Hydra (Pty) Ltd (1)  
Eliangexi (Pty) Ltd (1)  
Alstom Electrical SA (Pty) Ltd (1)  
Engen Petroleum Ltd (1)  
Infront Investment Corporation 35 cc (3)  
GUD Holdings (1)  
Newman Family Trust (2)  
Capstone 471 (Pty) Ltd (1)  
Conro Property Holdings (Pty) Ltd (2)  
Erf 169567 Bofors Investment (Pty) Ltd (4)  
Macneil (Pty) Ltd (1)  
NCKR Property Investment cc (8)  
Foodprop Epping (Pty) Ltd (1)

**Apologies:**

W Wakefield-ECID Chairman  
B Powrie  
F Marent  
A Feinhauer

Broll Property Group  
Shellgreg Pty Ltd  
Marent Family Trust  
Dairybelle

Agenda No. Topic. Action.

1.	<p><b>WELCOME &amp; APOLOGIES</b>  <b>PROXIES RECEIVED</b></p> <ul style="list-style-type: none"> <li>➤ A Sondag-Opened meeting at 14h05 and welcomed all</li> <li>➤ T Bartram-Noted the number of proxies and apologies received.</li> </ul>	
2.	<p><b>QUORUM TO CONSTITUTE A MEETING</b></p> <ul style="list-style-type: none"> <li>➤ A Sondag noted the ECID has 260 members and there was more than a 20% quorum.</li> <li>➤ A Galloway-Agreed the meeting could proceed.</li> </ul>	
3.	<p><b>APPROVAL OF PREVIOUS OF MINUTES HELD ON 22 NOVEMBER 2012</b></p> <ul style="list-style-type: none"> <li>➤ T Bartram-Went through the previous minutes.</li> </ul> <p><b>RESOLUTION 1</b>  Previous Minutes of AGM Held on 22 November 2012 Approved</p> <ul style="list-style-type: none"> <li>➤ G Smith-Proposed</li> <li>➤ All agreed</li> </ul>	
4.	<p><b>ANNUAL REPORT.</b></p> <ul style="list-style-type: none"> <li>➤ T Bartram-Presented and elaborated on the Chairman's report noting the major difference was the 4 additional cameras.</li> </ul>	
5.	<p><b>FINANCIAL REPORT / CONFIRMATION OF ANNUAL FINANCIAL STATEMENTS</b></p> <ul style="list-style-type: none"> <li>➤ A Galloway- Presented and elaborated on the Annual Financial Statement.</li> </ul> <p><b>RESOLUTION 2</b>  Annual Financial Statements Confirmed</p> <ul style="list-style-type: none"> <li>➤ H Husselmann-Proposed</li> <li>➤ K Robson-Seconded</li> </ul>	
6.	<p><b>APPROVAL OF BUDGET 2014/2015</b></p> <ul style="list-style-type: none"> <li>➤ T Bartram-Presented the 2014/2015 budget</li> </ul> <p><b>RESOLUTION 3</b>  2014/2015 Budget Approved</p> <ul style="list-style-type: none"> <li>➤ G Smith-Proposed</li> <li>➤ K Robson-Seconded</li> </ul>	

7.	<p><b>APPROVAL OF 2014/15 IMPLEMENTATION PLAN</b></p> <p><b>RESOLUTION 4</b> The 2014/2015 implementation plan and budget approved</p> <ul style="list-style-type: none"> <li>➤ A Sondag-Proposed</li> <li>➤ G Thijssen-Seconded</li> </ul>	
8.	<p><b>APPOINTMENT OF AUDITORS FOR 2013/2014</b></p> <ul style="list-style-type: none"> <li>➤ A Sondag-Proposed we remain with RSM Betty &amp; Dickson for 2013/2014</li> </ul> <p><b>RESOLUTION 5</b> RSM Betty &amp; Dickson the Auditors for 2013/2014</p> <ul style="list-style-type: none"> <li>➤ H Husselmann-Proposed</li> <li>➤ A Wellens-Seconded.</li> </ul>	
9.	<p><b>CONFIRMATION AND ELECTION OF DIRECTORS</b></p> <ul style="list-style-type: none"> <li>➤ T Bartram- H Nieman has resigned due to work commitments, K Robson and H Husselmann will be standing down and have agreed to stand for re-election.</li> <li>➤ As there were no other proposals from the floor, it was proposed that K Robson and H Husselmann be re-elected.</li> </ul> <p><b>RESOLUTION 6</b> K Robson and H Husselmann be re-elected to the board</p> <ul style="list-style-type: none"> <li>➤ G Smith-Proposed</li> <li>➤ All agreed</li> </ul>	
10.	<p><b>GENERAL.</b></p> <p>Management Budget</p> <ul style="list-style-type: none"> <li>➤ Howard Katzeff-Commented on the amount for management being higher than last year</li> <li>➤ T Bartram-The Board had requested that R Ord's salary, car allowance and some of the marketing costs be added to the management amount, this was previously paid separately.</li> </ul> <p>Rail Sidings</p> <ul style="list-style-type: none"> <li>➤ Howard Katzeff-Rail sidings remain a security risk and asked if there was any way the ECID could influence Council into selling off these sidings.</li> <li>➤ A Sondag-We will continue to reinforce the sidings with lights and security, 75% of the main spur now has lights.</li> <li>➤ B Watkyns-Council is not comfortable with the selling off of the sidings although they are open to leasing.</li> </ul> <p>Hewett Avenue</p> <ul style="list-style-type: none"> <li>➤ A Wellens-Hewett Avenue needs to be retarred</li> <li>➤ T Bartram-Suggested this be placed on the Council Wish List</li> </ul> <p>Buffer in Epping 1</p> <ul style="list-style-type: none"> <li>➤ T Bartram-A mail will be sent to all owners and companies in Epping regarding a meeting that is to be held on 4 December 2013.</li> <li>➤ B Watkyns-Council are looking at what can be done on this land, they got an outside company to evaluate possible uses for the land and this will be discussed at the meeting.</li> <li>➤ B Watkyns-A massive development of a shopping centre is to be undertaken on the Langa side of the buffer which may or may not impact on Epping.</li> </ul>	

	<p>Informal Market</p> <ul style="list-style-type: none"> <li>➤ B Watkyns-Cape Town Market had approached Council regarding the informal marketers moving into the market as ±75% of them had agreed to this. It was then discovered that Cape Town Market was not compliant with their lease agreement. The current mid-year lease review will hopefully be completed by February 2014, negotiations can continue on moving the traders inside.</li> </ul> <p>AGM</p> <ul style="list-style-type: none"> <li>➤ T Bartram-Asked Mr Scott if he was satisfied with the proceedings</li> <li>➤ E Scott-Happy with the AGM</li> <li>➤ T Bartram-Thanked E Scott.</li> </ul>	
11.	<p><b>ADJOURNMENT.</b></p> <ul style="list-style-type: none"> <li>➤ There being no further business all were thanked for attending and the meeting ended at 15h00.</li> </ul>	

Signed By W Wakefield.....  
ECID Chairman