



# Epping

## City Improvement District

FOR A SECURE, CLEAN WORKING ENVIRONMENT

**ECID AGM**  
**24 November 2016**  
**14h00**

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

«Number in brackets represents the total membership per organisation»

**Present:**

At Sunday (Vice Chairman)	Growthpoint (18)
John Dammert	Hollyberry Props 12 Pty Ltd (1)
Laetitia King	GlaxoSmithKline SA Pty Ltd (1)
Tony Bales	The Pie 227 Trust (2)
Brent Davids	Kimberley Clarke (1)
John Fuller	WAH Investments (2)
Ronald Williams	CCS (3)
Mesuli Mduli	CCS
Gavin Isherwood	Filigree Trading (1)
Ald. Brian Watkyns	City of CT
Eddie Scott	City of CT
Charl Kleynhans	ERC Security
A Mostert	ERC Security
Morne Uys	Stallion Security
Brett Allen	Stallion Security
	Stallion Security
R Rawoot	RSM Betty & Dickson
T Bartram	ECID
R Ord	ECID
L Johnstone	ECID (Minute Taker)

**Apologies:**

Justin Nicoll  
Heinrich Husselmann

**Proxies and Apologies:**

Keith Robson	Vega Properties (2)
Abel Allen Newman	Newman Family Trust (1)
David Lewis	Gunners Factory Park (Pty) Ltd (1)
Franz Marent	The Marent Family Trust (3)
Jeremy West	Cape Formwork Properties cc (1)
Rhayman Razzak	Buddingtrade 174 Pty Ltd (2)
Rhayman Razzak	Cravecon Property Investments Pty Ltd (2)
Rhayman Razzak	Karez Trading Pty Ltd (1)
Rhayman Razzak	New Heights 473 Pty Ltd (1)
Shafiek Faure	Fine Chemicals Corporation (2)
Derek Caldicott	Zizap Investments (1)
Stephen Kay	Melbro Properties (Pty) Ltd (2)
Carl von During	Ama CasaProps 7 (Pty) Ltd (1)
Carl von During	Rapiprop 99 (Pty) Ltd (1)
Steven Linde	Richard Kane Hides & Skins (Pty) Ltd (1)

Steven Linde  
 Keegan I'ons  
 Gerhardus Basson  
 John Garrett  
 John Garrett  
 Kevin Diab  
 Kevin Diab  
 Kevin Diab  
 Alison Feinhauer  
 Dennis Koopman  
 Dennis Koopman  
 Dennis Koopman  
 Dennis Koopman  
 Dennis Koopman  
 Dennis Koopman

18 on Bertie Avenue (Pty) Ltd (1)  
 The Meyer Feldman Trust (1)  
 Johnson Crane Hire Pty Ltd (1)  
 Garrett Mr JR GE & Mrs DE (3)  
 The Garret Family Trust (2)  
 Erf 169567 Bofors Investments (Pty) Ltd (4)  
 NCKR Property Investments cc (7)  
 Malherbe Trading & Investments (Pty) Ltd (1)  
 Dairybelle (Pty) Ltd (2)  
 KL Minerals (Pty) Ltd (1)  
 TOD Investments (Pty) Ltd (2)  
 Midnight Feast Properties 11 (Pty) Ltd (1)  
 Midnight Feast Properties (Pty) Ltd-Portion 1 (1)  
 Midnight Feast Properties (Pty) Ltd-Portion 2 (1)  
 SA Copperworks (Pty) Ltd (3)

Agenda No.	Topic	Action.
1.	<p><b>WELCOME &amp; APOLOGIES / PROXIES RECEIVED</b></p> <ul style="list-style-type: none"> <li>➤ T Bartram-Opened meeting at 14h05 and welcomed all.</li> <li>➤ L Johnstone-Noted the apologies and proxies received.</li> <li>➤ T Bartram-Requested that Mr Sunday chair the meeting.</li> </ul> <p><b>RESOLUTION1/November/2016</b>            Mr A Sunday chair the AGM</p> <ul style="list-style-type: none"> <li>➤ All agreed</li> </ul>	
2.	<p><b>QUORUM TO CONSTITUTE A MEETING</b></p> <ul style="list-style-type: none"> <li>➤ L Johnstone-Noted that the ECID has 258 voting members and confirmed we had a 20% quorum with 53 proxies received and 24 properties represented at the meeting.</li> </ul> <p><b>RESOLUTION 2/November/2016</b></p> <ul style="list-style-type: none"> <li>➤ R Rawoot-Agreed the meeting could proceed.</li> </ul>	
3.	<p><b>APPROVAL OF PREVIOUS OF MINUTES HELD ON 19 NOVEMBER 2015</b></p> <ul style="list-style-type: none"> <li>➤ T Bartram-Went through the previous minutes and noted that there were no matters arising.</li> </ul> <p><b>RESOLUTION 3/November/2016</b>            Minutes of the AGM held on 19 November 2015 Approved</p> <ul style="list-style-type: none"> <li>➤ J Dammert-Proposed</li> <li>➤ L Johnstone-Seconded</li> <li>➤ A Sunday-Signed the minutes</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 and noted the following;            We are employing a new cleaning company as from January 2017.            We get 2 Law Enforcement officers from the City on most days.            The LPR and Static camera installation is essentially complete.</li> </ul> <p><b>RESOLUTION 4/November/2016</b>            Acceptance of the 2015/2016 Annual Report</p> <ul style="list-style-type: none"> <li>➤ L King-Proposed</li> <li>➤ T Bales-Seconded</li> </ul>	
5.	<p><b>FINANCIAL REPORT / CONFIRMATION OF 2015/2016 ANNUAL FINANCIAL STATEMENTS</b></p> <ul style="list-style-type: none"> <li>➤ R Rawoot-Presented and elaborated on the Annual Financial</li> </ul>	

	<p>Statement and noted that; The ECID had received an unqualified audit this year. The various projects had increased expenditure.</p> <ul style="list-style-type: none"> <li>➤ G Isherwood-Why were the previous audits qualified?</li> <li>➤ T Bartram-We could not prove the donation income.</li> </ul> <p><b>RESOLUTION 5/November/2016</b> Annual Financial Statements Confirmed and Accepted</p> <ul style="list-style-type: none"> <li>➤ J Dammert-Proposed</li> <li>➤ L Johnstone-Seconded</li> </ul>	
6.	<p><b>APPROVAL OF ECID BUSINESS PLAN 2017-22</b> This incorporates the ECID term renewal for 2017-22</p>	
7.	<p><b>APPROVAL OF BUSINESS PLAN 2017-22-INCORPORATING WESTERN PROVINCE PARK</b> This incorporates the ECID term renewal for 2017-22 as well as the proposed boundary extension to include Western Province Park.</p>	
8.	<p><b>APPROVAL OF IMPLEMENTATION PLAN 2017-22</b></p>	
9.	<p><b>APPROVAL OF BUDGET 2017-22</b></p>	
10.	<p><b>APPROVAL OF BUDGET 2017-22-INCORPORATING WESTERN PROVINCE PARK</b></p> <ul style="list-style-type: none"> <li>➤ T Bartram-Noted that the ECID business plan, budget and implementation plan as well as the business plan and budget incorporating Western Province Park must all be approved in the event of Western Province Park not being incorporated.</li> </ul> <p><b>RESOLUTION 6/November/2016</b> The ECID Business Plan 2017-22, Business Plan 2017-22-Incorporating Western Province Park, Implementation Plan 2017-22, Budget 2017-22 &amp; Budget 2017-22-Incorporating Western Province Park all be approved.</p> <ul style="list-style-type: none"> <li>➤ L King-Proposed</li> <li>➤ B Davids-Seconded</li> </ul>	
11.	<p><b>APPOINTMENT OF AUDITORS FOR 2017/2018</b></p> <ul style="list-style-type: none"> <li>➤ T Bartram-Asked if there are any proposals from the floor recommending new auditors, there being none, it was proposed to continue with RSM South Africa</li> </ul> <p><b>RESOLUTION 7/November/2016</b> Retain RSM South Africa as the Auditors for 2017/2018</p> <ul style="list-style-type: none"> <li>➤ J Dammert-Proposed</li> <li>➤ A Sondag-Seconded</li> </ul>	
12.	<p><b>APPOINTMENT OF COMPANY SECRETARY</b></p> <ul style="list-style-type: none"> <li>➤ T Bartram-The board had agreed that T Bartram be re-elected as the Company Secretary. There were no proposals from the floor.</li> </ul> <p><b>RESOLUTION 8/November/2016</b> T Bartram Elected as Company Secretary</p> <ul style="list-style-type: none"> <li>➤ T Bales-Proposed</li> <li>➤ G Isherwood-Seconded</li> </ul>	
13.	<p><b>ELECTION OF BOARD MEMBERS</b></p> <ul style="list-style-type: none"> <li>➤ T Bartram-<math>\frac{1}{3}</math> of the board is required to stand down every year and this year Mr Wakefield, Mr Robson &amp; Mr Husselmann would be standing down. Mr Wakefield, Mr Robson and Mr Husselmann are available for re-election.</li> <li>➤ As Mr Wakefield has served the past 3 years as Chairman, he may not be re-elected as Chairman.</li> <li>➤ It was proposed that Mr A Sondag serve as the Chairman for the next 3 years.</li> <li>➤ In terms of the MOI, directors have to own property in Epping,</li> </ul>	

	<p>however they can still be elected by the ECID Board for a term of one year, after which they will stand down.</p> <ul style="list-style-type: none"> <li>➤ T Bartram-Queried whether there were any new nominations to serve on the board.</li> <li>➤ No nominates were received.</li> </ul> <p><b>RESOLUTION 9/November/2016</b> Acceptance of K Robson to Serve on the Board</p> <ul style="list-style-type: none"> <li>➤ J Dammert-Proposed</li> <li>➤ G Isherwood-Seconded</li> </ul> <p><b>RESOLUTION 10/November/2016</b> Acceptance of H Husselmann to Serve on the Board</p> <ul style="list-style-type: none"> <li>➤ J Dammert-Proposed</li> <li>➤ G Isherwood-Seconded</li> </ul> <p><b>RESOLUTION 11/November/2016</b> Acceptance of W Wakefield to Serve on the Board</p> <ul style="list-style-type: none"> <li>➤ J Dammert-Proposed</li> <li>➤ T Bales-Seconded</li> </ul> <p><b>RESOLUTION 12/November/2016</b> Acceptance of A Sondag to Serve as Chairman</p> <ul style="list-style-type: none"> <li>➤ All agreed</li> </ul>	
14.	<p><b>GENERAL</b></p> <ul style="list-style-type: none"> <li>➤ T Bales-The informal market and the squatters behind the informal market are out of control and growing daily.</li> <li>➤ B Watkyns-The City is attempting to move the squatters to Elsie's River and there is ongoing discussions with Cape Town Market to relocate the informal traders inside the market.</li> <li>➤ B Watkyns-Attempting to set up a meeting with Director Robberts or senior staff to discuss the issue of the crates and pallets.</li> <li>➤ T Bales-Is everyone aware of the proposed housing on the old Conradie hospital site, it is proposed to relocate 12 000 people there. The exit from the site is proposed at Odin Drive/Viking Way which will congest the intersection even more than it is currently congested.</li> <li>➤ B Watkyns-There were problems with this development, namely sewerage, flood plain and traffic, but these are largely sorted.</li> <li>➤ B Watkyns-Has met with the Premier to discuss traffic issues and schooling.</li> <li>➤ B Watkyns-Odin Drive was supposed to link with Gunners Circle to Jakes Gerwel Drive, the City is against the use of Odin Drive and Province is for the use of Odin Drive.</li> <li>➤ B Watkyns-The City is attempting to bring the date forward for the roll out of the My Citi bus route for the Epping/Conradie Area.</li> </ul>	
15.	<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 14h45</li> </ul>	

Signed By W Wakefield.....  
ECID Chairman