

## **Epping**City Improvement District

FOR A SECURE, CLEAN WORKING ENVIRONMENT

## ECID AGM 19 November 2020 14h00

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

## **Present:**

At Sonday-Chairman Heinrich Husselmann Ahron Gropper Xavier Fazakerley Eddie Scott Tony Bartram Lizette Johnstone

Tony Bartram ECID Coordinator
Lizette Johnstone ECID Manager
Anette Brand ECID Admin Assistant (Minute Taker)

**Apologies:** 

Keith Robson Ald. Brian Watkyns Vega Properties City of CT-ex Officio

**Growthpoint Properties** 

City of CT-Manager: CIDs

Nikki Distributors

SA Metal Group

**Big Bodies** 

Agenda No	Topic.	
1.	REGISTRATION All attendees completed the health questionnaire: Screening for COVID-19.	
2.	WELCOME & APOLOGIES / PROXIES RECEIVED L Johnstone-Opened meeting at 14h03, noted the apologies and proxies received and welcomed all.	
3.	MEMBERSHIP	
3.1	RESIGNATION  > L Johnstone-No members resigned	
3.2	NEW MEMBERS  ➤ L Johnstone-One new Property applied for membership during the 2019/2020 financial year.	
4.	QUORUM TO CONSTITUTE A MEETING  ➤ L Johnstone-Noted that the ECID has 19 voting members and confirmed we had a 20% quorum with 1 proxy received and 7 properties represented at the meeting.  RESOLUTION 1/November/2020  ➤ The Auditor-Agreed the meeting could proceed.	
5.	APPROVAL OF PREVIOUS AGM MINUTES HELD ON 10 <sup>th</sup> DECEMBER 2019  > L Johnstone-Went through the previous minutes  RESOLUTION 2/November/2020  Minutes of the AGM held on the 10 <sup>th</sup> December 2019 approved  > There was a proposer & seconder from the floor  > A Sonday-Signed the minutes.	

E-Mail: <a href="mailto:ecid@ecid.org.za">ecid@ecid.org.za</a> Website: www.ecid.org.za

## MATTERS ARISING 5.1 Informal Market ➤ A Sonday-A court order was granted to remove the squatters on Viking Way, due to the COVID-19 pandemic this will commence once the COVID-19 restrictions are lifted. ➤ L Johnstone-The informal traders will be moved into the market area, hopefully by June 2021. > Representative from the City-Currently no unlawful occupant of land can be moved, the occupation can just be contained. NOTING OF AUDITED FINANCIAL STATEMENTS 2019-2020 6. The Auditor-Noted the following; The depreciation increased from R 584 660 to R 915 343 due to the purchase of additional vehicles during the 2019/2020 financial year. The income statement notes a profit of R 1 373 750. Representative from the City -As CID's are NPC's and utilising public funds, they may not make a profit. The amount of R 1 373 750 is a surplus and should be noted as such, Mr Dearham is to amend the income statement to reflect this. > A Gropper-The income statement reflects a decrease in the amount spent on Law Enforcement, cameras and security, this gives the impression that less funds were utilised for security. The ECID did not make use of the Law Enforcement Officers due to performance concerns. The auditor was requested to amend the difference as T Bartram-The amendments to the AFS as noted in points 1 & 2, must be expedited and returned to the ECID by Monday 23 November 2020. RESOLUTION 3/November/2020 Audited Financial Statement Approved with the amendments noted in points 1 & 2. There was a proposer & seconder from the floor 7. & 8. ANNUAL REPORT & FEEDBACK ON OPERATIONS 2019/20 L Johnstone-Presented and elaborated the following on the annual report; > The previous Security Liaison Officer left the ECID during November > A new Security Liaison Officer has been appointed. The funds received from sponsors continues to be used to fund additional cameras. Marketing is very important, however due to the COVID-19 pandemic the 3 staff members did not reach the targeted visits for the 2019/2020 year. Executive Risk Consultants left the ECID on the 30<sup>th</sup> September 2019. Integrisec, the ECID's new security provider, commenced work on 1<sup>st</sup> November 2019. The control room setup and the camera placements were noted. The annual security stats were highlighted. The challenges experienced by Princeton, the cleaning service provider for Epping 1 & 2 and stats are to be found on pages 13 & 14 of the Annual Report. The challenges experienced by M Fortuin, the cleaning service provider in Western Province Park and stats are to be found on pages 15-17 of the Annual Report. As part of the ECID's social intervention initiatives, M Fortuin, being a small entrepreneur, is helped by the ECID and Council to

	expand his business. Financial help is given to the Cart Horse	
	<ul> <li>Protection Association.</li> <li>The food handouts to Langa Baptist Church and Church of the</li> </ul>	
	Nazarene in Bonteheuwel has been put on hold due to the	
	kidnapping of the owner of Giant Hyper over a year ago. L	
	Johnstone is to contact Giant Hyper in the new year (2021) to	
	ascertain if the food donations may be reinstated	
	Some difficulty has been experienced with the approval of siding	
	lease applications due to Council's transport department wishing to	
	reinstate rail.	
	C3 notifications are been reported to the City regularly.	
	4 new vehicles were purchased in 2019.  The state of	
	The Western Province Park and SAPS Logistic CCTV camera projects	
	were only completed in the current financial year due to COVID-19 restrictions.	
	<ul> <li>The lights project was also put on hold due to COVID-19 restrictions.</li> </ul>	
	<ul> <li>The lights project was also put of floid due to COVID-19 restrictions.</li> <li>The Board approved a project of employing of 8 footpatrollers during</li> </ul>	
	the first 2 weeks in December 2019.	
	The 2 older ECID vehicles will be replaced in 2021.	
	The old cameras, some of which are 9 years old will be replaced as	
	needed.	
	The repairing and or replacing of the rail siding gates is an ongoing	
<u> </u>	project.	
9.	BUDGET	
9.1	NOTING OF ADDITIONAL SURPLUS FUNDS UTILISED IN 2019/20	
9.2	<ul> <li>Approved by the Board as noted in the annual report.</li> <li>APPROVAL OF ADDITIONAL SURPLUS FUNDS UTILISATION FOR 2020/21</li> </ul>	
9.2	Not applicable.	
9.3	APPROVAL OF THE BUDGET FOR 2021/22	
	Representative from the City-The budget was drafted 5 years ago,	
	the ECID is given the opportunity to revisit and change the budget	
	annually.	
	Attendee-Noted that there are no provisions made for legal	
	expenses.	
	Representative from the City-The ECID currently has about R 2 000	
	000 in reserve funds which is available for emergency expenditure.  RESOLUTION 4/November/2020	
	2021-2022 Budget Approved	
	> There was a proposer & seconder from the floor	
10.	APPROVAL OF THE IMPLEMENTATION PLAN	
	➤ L Johnstone-Introduced the implementation plan for 2021/22	
	Representative from the City-The implementation plan indicates what	
	actions will be taken, by whom and how these actions will be	
	measured of the relevant party.	
	L Johnstone-The only addition to the implementation plan is the	
	COVID-19 procedures.	
	RESOLUTION 5/November/2020 Implementation Plan for 2021/22 Approved	
	> There was a proposer & seconder from the floor	
11.	APPOINTMENT OF A REGISTERED AUDITOR FOR 2020/2021	
	➤ L Johnstone-As there were no submissions from the floor wrt new	
	auditors, L Johnstone enquired if Cecil Kilpin continue as the ECID's	
	registered auditors for 2020/2021	
	RESOLUTION 6/November/2020	
	Cecil Kilpin to continue as the ECID 's Registered Auditors for 2020/2021	
	There was a proposer & seconder from the floor	

12.	CONFIRMATION OF COMPANY SECRETARY	
12.	> L Johnstone-T Bartram noted that he would continue as Company	
	Secretary.	
	RESOLUTION 7/November/2020	
	T Bartram to continue as Company Secretary	
	There was a proposer & seconder from the floor	
13.	ELECTION OF BOARD MEMBERS	
	➤ L Johnstone-1/3 of the board is required to stand down annually and	
	this year it is Mr K Robson who has resigned & Mr Husselmann who	
	has made himself available to continue serving on the Board.	
	➤ L Johnstone-Mr Xavier Fazakerley of SA Metal has made himself	
	available to serve on the ECID Board.	
	RESOLUTION 8/November/2020	
	Mr Husselmann to continue to serve on the ECID Board	
	There was a proposer & seconder from the floor	
	RESOLUTION 9/November/2020	
	Mr Fazakerley to be appointed as a Director of the ECID Board	
	There was a proposer & seconder from the floor	
14.	GENERAL	
14.1	ATTEMPTED ILLEGAL OCCUPATION OF LAND OPPOSITE 24 GUNNERS	
	CIRCLE	
	T Bartram-About a month ago a group of between 30-40 people from	
	Langa followed by another group of $\pm$ 90 people, attempted to	
	illegally occupy the open land opposite the ECID office at 24 Gunners	
	Circle in Epping 1. The people arrived with stakes and shovels and	
	began to stake out sections of land. All Law Enforcement	
	departments were contacted and arrived swiftly, thus preventing the	
	attempted illegal occupation.	
	T Bartram-The ECID is placing vehicles at designated standoff points	
	along this area. The various Law Enforcement department continue	
	to be a visible and serve as a deterrent in preventing a reoccurrence	
	of any attempt at illegal occupation.	
	> T Bartram-The mobile security kiosk, which is manned by a public	
	safety officer Monday to Sunday from 06h00 to 18h00 is also placed	
	in this area, directly opposite 24 Gunners Circle, this also serves as a	
	deterrent in preventing a reoccurrence of any attempt at illegal	
	occupation.	
	> A Sonday-The ECID met with JP Smith and the visibility of the Law	
	Enforcement departments was discussed. The assistance from the	
	ECID public safety officers and ECID security liaison officer were	
	noted.	
	> Representative from the City-The ECID's public safety officers and	
	security liaison officer must stay vigilant due to the fact that once an	
	illegal occupant has set up any structures they cannot be moved or	
	destroyed.	
	> Attendee-Could the land be used for a property project?	
	> T Bartram-The open land was set aside originally for industrial use.	
	> Representative from the City-Any changes to the structure of the	
	original industrial area will create multiple problems.	
	<ul> <li>A Sonday-Security will be one of the major concerns.</li> <li>T Bartram-The best option would be to keep the land in line with the</li> </ul>	
14.2	existing industrial area.	
14.4	PROPOSED SALE OF RAIL SIDINGS	
	<ul> <li>Attendee-Mr De Goede from the City's property lease department</li> </ul>	
	accepted the proposal pertaining to the purchase of the rail siding in	
	accepted the proposal pertaining to the purchase of the rail sluing in	

	Epping 1 & 2 from the railways, this included the amount offered for	
	the purchase, to date no feedback has been received.  L Johnstone-The property department for transport wants to re-open	
	the rail sidings for rail usage and is not interested in the selling or	
	leasing the rail sidings.	
	Attendee-The railways would not be able to maintain and get the rail services running again.	
	> Representative from the City-The proposal handed in must be	
	followed up and re-addressed by Mr Wellens.	
15	Q & A	
15.1	DETERIORATION OF SERVICE DELIVERY FROM CITY OF CAPE TOWN	
	X Fazakerley-The deterioration of the roads in Epping are a major concern and feedback from the City is problematic at best.	
	L Johnstone-During a meeting with the relevant Council official for	
	roads and road markings, the official has added potholes and road	
	markings to the programme for this financial year.	
	Representative from the City-The feedback and response from the	
	City can be contributed to the COVID-19 pandemic, currently the	
	City is executing temporary repairs while trying to catch up with all the permanent repairs required. Should the ECID get no response	
	from the City's line department, the Sub Council Manager should be	
	contacted for assistance. The area Director is next in line followed by	
	the City Manager as a last resort in resolving the service delivery.	
	Attendee-Currently the reporting to the C3 service requests lodged	
	with the City of Cape Town, lacks action from the various City's line	
	departments, is this issue only experienced by certain CID's or is this a common occurrence?	
	<ul> <li>L Johnstone-C3 requests are found to be marked as completed</li> </ul>	
	although no actions have been taken.	
	Representative form the City-These cases must be reported to the	
	City, the City is the primary service provider.	
15.2	POSSIBILITY OF A TRUCK STOP	
	> Attendee-Currently the trucks are making use of the vacant land on	
	Gunners Circle, opposite the Munch box. The attendee would like to	
	explore the possibility to have a dedicated area which can be fenced	
	in and have 24hr security and requested the contact details of the	
	relevant Council official.  L Johnstone-The attendee is to send an email to L Johnstone	
	requesting the contact details of the relevant Council official.	
16.	ADJOURNMENT ADJOURNMENT	
	> There being no further business, all were thanked for attending and	
	the meeting ended at 15h00	

Signed By A Sonday	
ECID Chairman	