



Epping

City Improvement District

FOR A SECURE, CLEAN WORKING ENVIRONMENT

ECID AGM MINUTES
18 November 2021
14h00

Venue: ECID Offices, 24 Gunners Circle, Epping 1

Present:

Ahron Gropper	FC Properties (Pty) Ltd
Heinrich Husselmann	Nikki Distributors (Pty) Ltd
Xavier Fazakerley	SA Metal Group
Gavin Isherwood	Filigree Trading & Investment 1021 cc
Bronwen Dyke-Beyer	Hollyberry Props 12 (Pty) Ltd
Rethaa Van der Berg	Growthpoint Properties Ltd
Eddie Scott	City of CT-Manager CIDs
Anthony Dearham	Cecil Kilpin-Auditor
Dudley Annenberg	Annenprop 6 (Pty) Ltd
Carl Von During	Rapiprop 99 (Pty) Ltd
Colin Harvey	Rapiprop 99 (Pty) Ltd
Chris Bellingan	Powrey Industrial
Howard Katzeff	Sam Berk Land & Estate Holdings
Tony Bartram	ECID Coordinator
Lizette Johnstone	ECID Manager
Anette Brand	ECID Admin Assistant

Proxies and Apologies:

Keith Robson Vega Properties

Agenda No.	Topic	Action
1.	REGISTRATION All attendees completed the COVID-19 screening questionnaire.	
2.	WELCOME & APOLOGIES ➤ T Bartram-Opened the meeting at 14h05, noted the apologies and proxies received and welcomed all.	
3.	MEMBERSHIP	
3.1	RESIGNATIONS ➤ T Bartram-No members resigned	
3.2	NEW MEMBERS ➤ T Bartram-No new membership applications were received.	
4.	QUORUM TO CONSTITUTE A MEETING ➤ T Bartram-Noted that the ECID has 19 voting members and confirmed we had a 20% quorum with 1 proxy received and 9 properties represented at the meeting. RESOLUTION 1/November/2021 ➤ A Dearham & E Scott agreed that the meeting could proceed.	

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<p>5. 5.1 5.2</p>	<p>PREVIOUS AGM MINUTES APPROVAL OF PREVIOUS AGM MINUTES HELD ON 19th NOVEMBER 2020 ➤ T Bartram-Went through the previous minutes RESOLUTION 2/November/2021 Minutes of the AGM held on the 19th November 2020 approved and may be signed. ➤ G Isherwood-Proposed ➤ R Van der Berg-Seconded A Gropper-Signed the minutes MATTERS ARISING ➤ T Bartram-Noted there are no matters arising from previous minutes.</p>	
<p>6.</p>	<p>CHAIRMAN'S REPORT ➤ AG-Reported on the following, noting that it had been a challenging year; • The attempted land invasion that was avoided. • The unrest in KZN threatening to spill over into the rest of South Africa. • All property owners and other parties were thanked for their willingness to supply their information to be added onto a WhatsApp group, proving that public safety is still the main objective. • The occupants of the informal market will gradually be moved into Cape Town Market and a wall has been erected to help keep the area neat and tidy, all parties were asked to be the ECID's eyes and ears to report any incidents. The fence will be removed and the area will possibly be converted to a parking area. • Potholes, open drains and missing covers are being reported and the City will be driven to help in this regard. • According to the Mayor, the rail sidings will not be up for sale. • Noted that L Johnstone's mother had passed away recently and thanked her for her hard work and her perseverance during this difficult time. A Gropper expressed the Board's condolences with the passing of her mother. RESOLUTION 3/November/2021 The Chairman's Report approved ➤ G Isherwood-Proposed ➤ X Fazakerley-Seconded</p>	
<p>7.</p>	<p>FEEDBACK ON OPERATIONS 2020/2021 ➤ T Bartram-Noted the present Directors of the Epping CID and their respective portfolios. ➤ T Bartram-Presented and elaborated the following on the Chairman's Report; • Even though COVID-19 is affecting the ECID in various ways, with all the protocols in place, the services provided to the ECID area are still performed. • The marketing and communication with members have changed mainly to electronic communication due to the restrictions of COVID 19. • The sponsors for the 2020-2021 camera initiative and entrance boards were thanked for their ongoing contributions. • The biggest change to note regarding public safety is the purchase of two new Isuzu vehicles. • The annual public safety stats were highlighted. • As some of the cameras are nearing their end of life, the camera system is being upgraded, X Fazakerley is working on this together with CSS&I and the ECID Board. T Bartram thanked A Gropper & X Fazakerley for their input. • The cleansing report & challenges experienced by Princeton, the</p>	

	<p>cleansing service provider for Epping 1 & 2 and stats are to be found on pages 17-20.</p> <ul style="list-style-type: none"> • The cleansing report & challenges experience by M Fortuin, the cleansing service provider in Western Province Park and stats are to be found on pages 20-22. • As part of the ECID's social intervention initiatives, M Fortuin who is a small entrepreneur, is helped by the ECID and Council to expand his business. Financial help is given to the Cart Horse Protection Association. • The Western Province Park and SAPS Logistics CCTV camera project were completed. • The project of installing new lights is carried over to the 2022/2023 financial year. • Possible projects include installing new gates, fences and lights at the rail sidings as required as well as an office entrance security system. 	
8.	<p>NOTING OF AUDITED FINANCIAL STATEMENTS 2020/2021</p> <ul style="list-style-type: none"> ➤ A Dearham-Noted the following; <ul style="list-style-type: none"> • The surplus on disposal of assets reflected in the detailed income statement is due to the trade in of the 2 (two) old Ford Rangers. • The depreciation increase is due to the 2 (two) new vehicles purchased. • The high tax payment due, is due to the fact that only the first R50 000 interest on investments is exempted from tax, the calculation is for the last 2 years. • The tax has not been paid at the time of the AGM. ➤ E Scott-Noted that the ECID must not pay tax. As a Non-Profit Organisation, clause 10.1(e) of the Income Tax Act must be used by the CID's when registering. Further investigation will be carried out, if any tax was paid incorrectly, it must be claimed back. ➤ T Bartram-Noted that the tax exemption situation will be followed up and communicated with Council, the ECID Board and the Auditors. ➤ C Bellingan-Queried the major expense of R 4 000 000.00 for public safety and voiced his concern that according to his experience, Epping 2 does not have the same presence of public safety officers as Epping 1 has. ➤ A Gropper-Remarked that 5 of the 6 ECID Board members are from Epping 2 and that public safety is the main goal of the ECID. There are 6 ECID Public Safety Officers, 2 Quad bike drivers, 2 CCTV Controllers on duty 24/7. The ECID is responsible for public safety and not for onsite security, all companies are requested to report any concerns to the ECID. ➤ E Scott-Confirmed that 60-70% of all CID's budgets are spent on public safety. <p>RESOLUTION 4/November/2021 The Annual Financial Statement for 2020/2021 be approved. It was noted that further investigation wrt the tax issue will be carried out in the new year.</p> <ul style="list-style-type: none"> ➤ G Isherwood-Proposed ➤ H Husselmann & D Annenberg-Seconded 	
9.	<p>APPROVAL OF EXTENSION OF THE 5-YEAR TERM BUSINESS PLAN 2022-2027</p> <ul style="list-style-type: none"> ➤ T Bartram-Reported that the ECID's term ends 30 June 2022. ➤ TB-Reported on the increase in the budget as follows; <ul style="list-style-type: none"> 2022/2023 6,5% 2023/2024 6,5% 2024/2025 7,9% this is due to the replacing of 2 (two) vehicles and the depreciation 2025-2026 7% this is due to the replacing of 2 (two) vehicles and the 	

	<p>depreciation 2026-2027 4,9%</p> <ul style="list-style-type: none"> ➤ It was decided to replace 2 (two) vehicles in 2024/2025 and another 2 (two) in 2025/2026, this will prevent a huge depreciation expense. ➤ A Gropper-The decision will depend on the condition of the vehicles. ➤ E Scott-Confirmed that the increase in the ECID budget is in line with the other CID's. ➤ E Scott-Any emergency expenses will be looked at and the budget can be amended. <p>RESOLUTION 5/November/2021 The extension of the 5-year term business plan for 2022-2027 approved</p> <ul style="list-style-type: none"> ➤ A Gropper-Proposed ➤ G Isherwood & H Husselmann-Seconded 	
10. 10.1 10.2	<p>BUDGET NOTING OF ADDITIONAL SURPLUS FUNDS UTILISED IN 2020/2021</p> <ul style="list-style-type: none"> ➤ L Johnstone-Noted that an additional amount of R 35 171 was used during 2020/2021. <p>APPROVAL OF ADDITIONAL SUPRLUS FUNDS UTILISATION FOR 2021/2022</p> <ul style="list-style-type: none"> ➤ LJ-Noted there was not additional funds required due to the money rolling over from the previous year. <p>RESOLUTION 6/November/2021 The surplus funds utilised in 2020/2021 approved</p> <ul style="list-style-type: none"> ➤ H Husselmann-Proposed ➤ G Isherwood-Seconded 	
11.	<p>APPOINTMENT OF A REGISTERED AUDITOR</p> <ul style="list-style-type: none"> ➤ L Johnstone-As there were no submissions from the floor wrt new auditors, L Johnstone enquired if the members are satisfied for Cecil Kilpin to continue as the ECID's registered auditors for 2021/2022 <p>RESOLUTION 7/November/2021 Cecil Kilpin to continue as the ECID registered auditors for 2021/2022</p> <ul style="list-style-type: none"> ➤ D Annenberg-Proposed ➤ H Husselmann-Seconded 	
12.	<p>CONFIRMATION OF COMPANY SECRETARY</p> <ul style="list-style-type: none"> ➤ L Johnstone-As there were no new submission from the floor wrt a new company secretary, L Johnstone enquired if the members are satisfied for Tony Bartram could continue as the ECID's company secretary. <p>RESOLUTION 8/November/2021 T Bartram to continue as Company Secretary</p> <ul style="list-style-type: none"> ➤ R V d Berg-Proposed ➤ B Dyke-Beyer-Seconded 	
13.	<p>ELECTION OF BOARD MEMBERS</p> <ul style="list-style-type: none"> ➤ L Johnstone-1/3 of the board is required to stand down annually and this year it is Mr Gropper and Mr Isherwood, both have made them available for re-election to continue serving on the Board. <p>RESOLUTION 9/November/2021 Mr Gropper and Mr Isherwood to continue to serve on the ECID Board</p> <ul style="list-style-type: none"> ➤ H Husselmann-Proposed ➤ X Fazakerley-Seconded 	
14.	<p>GENERAL</p> <ul style="list-style-type: none"> ➤ C Bellingan-Expressed his concern about the peak hour traffic in Bofors Circle due to a new logistic company. ➤ A Gropper-Advised Mr Bellingan to contact Law Enforcement to address the traffic congestion as the ECID Public Safety Officer's cannot perform any Law Enforcement duties. ➤ C Bellingan-Remarked that the rubble removal from properties in Epping 2 is not done. 	

	<ul style="list-style-type: none"> ➤ A Gropper-This complaint must be reported to City Council. ➤ X Fazakerley-Expressed his concern about the increasing number of potholes in the Epping area and City of Cape Town’s non-conformance to fix the potholes. ➤ E Scott-The area directors need to assist the ECID with the unresolved service requests relating to potholes and unrepaired drains and missing covers. 	
15.	<p>Q & A</p> <ul style="list-style-type: none"> ➤ No questions were raised 	
16.	<p>ADJOURNMENT</p> <p>There being no further business, all were thanked for attending and the meeting ended at 15h03</p>	

Signed By A Gropper _____
ECID Chairman