



**EPPING  
CITY IMPROVEMENT DISTRICT**

# EPPING CITY IMPROVEMENT DISTRICT AGM 23 November 2022

**MINUTES OF THE EPPING CITY IMPROVEMENT DISTRICT (ECID) ANNUAL GENERAL MEETING HELD ON 23 NOVEMBER 2022 AT 24 GUNNERS CIRCLE, EPPING AT 14H00**

### **Present**

Ahron Gropper	(AG)	Director and Chairperson
Xavier Fazakerley	(APC)	Director
Bronwen Dyke-Beyer	(BDB)	Director
Gavin Isherwood	(GI)	Director
Gene Lohrentz	(GL)	Geocentric (Geocentric as ECID Management Company)
Jaco Wessels	(JW)	Geocentric (Geocentric as ECID Management Company)
Wandré Nortje	(WN)	Geocentric (Geocentric as ECID Management Company)

### **Apologies**

Apologies were given by director Qaaid Mesias.

See attached attendance register for additional attendees:

<b>1. WELCOME</b>	<b>ALL</b>
<ul style="list-style-type: none"> <li>a. The Chairperson welcomed all present. He thanked all involved for their support including the CID management, the Board members, and the City of Cape Town.</li> </ul>	
<b>2. QUORUM TO CONSTITUTE A MEETING</b>	<b>ALL</b>
<ul style="list-style-type: none"> <li>a. GL noted that he has received a proxy from Growthpoint Mr Vega Properties.</li> <li>b. GL indicated that a quorum is present and that the meeting is properly constituted.</li> <li>c. AG handed the proceedings over to Gene Lohrentz.</li> </ul>	
<b>3. APPROVAL OF PREVIOUS MINUTES AND MATTER ARISING</b>	<b>ALL</b>
<ul style="list-style-type: none"> <li>a. The minutes of the 2021 AGM were approved by a show of hands.</li> </ul>	
<b>4. APPROVAL OF THE AGENDA</b>	<b>ALL</b>
<ul style="list-style-type: none"> <li>a. GL asked the meeting if anyone would like to add anything to the agenda of the meeting. The agenda was approved, and the meeting continued.</li> </ul>	
<b>5. CHAIRPERSON'S REPORT</b>	<b>ALL</b>
<ul style="list-style-type: none"> <li>a. As the Chairperson's report AG noted that they have had a very challenging two years in Epping CID, where they saw the deterioration of the CID. Thus, at the beginning of 2022, the board decided to put out an RFP for a new management company service provider. He welcomed the new service provider and stated that they are looking forward to the first of December 2022 when the new service provider will take over the whole operation.</li> <li>b. He commended Geocentric for the work that they have already done. Stating that with their branded trolleys they'll make more of an impact on the members and our property owners.</li> </ul>	

c. AG closed off by thanking the rest of the board members for their support.	
<p><b>6. OPERATIONAL REPORT</b></p> <p>a. GL presented the feedback on what the new management company has been doing regarding operations with reference to the Management of the CID, training the Public Safety and Urban Management.</p> <p>b. GL noted that they continuously engage with the patrol staff to ensure that they know how Geocentric prefers things done. This means that they are very proactively catching public members doing things that they shouldn't be doing.</p> <p>c. GL stated that they currently only have 4 people doing the urban maintenance and these employees also assist public members together with the CID managers.</p> <p>d. GL noted that since they arrived in the area, they thought it most important to start interacting with public officials and councillors. They have attended and arranged a few meetings with SAPS and Law Enforcement.</p> <p>e. GL further reported that they have also done a nightshift duty with the public safety officers patrolling the railway to establish the best way for them to be of assistance.</p> <p>f. GL mentioned some of the successes they had with the CCTV network. And noted that they have also been the first respondents to various emergencies.</p> <p>g. GL noted that the light project that was started before their arrival was now complete and that all the lights are working within the sidings.</p> <p>h. GL further explained that there were LPR cameras that were not activated, and they have now been activated. He demonstrated some of the successes they have had with these cameras ever since.</p> <p>i. GL noted that they have already fixed 82 urban defects and reported another 53. They have also immediately started clearing the area of illegal dumping.</p> <p>j. GL further reported that they started also clearing illegal posters and graffiti.</p> <p>k. GL reported that they've had a few sewer overflows, after which they have brought in their sanitation to clean those sidewalks.</p> <p>l. GL reported that have started trimming some trees in the area that created a place for unwanted public members to sleep under or hide.</p> <p>m. GL reported on the infrastructure that they have started to repair or replace, which has been creating a deteriorating look.</p> <p>n. GL stated that they have started interacting with business owners as they think it is very important to do so. He also noted that they have restored the relationship with Solid Waste which was lost with the previous service provider.</p>	<b>ALL</b>
<p><b>7. ACCEPTANCE OF THE AUDITED FINANCIAL STATEMENTS</b></p> <p>a. The meeting adopted and approved the AFS of the Epping CID.</p>	<b>ALL</b>
<p><b>8. APPROVAL OF BUDGET AND SURPLUS UTILISATION 2023/24</b></p> <p>a. A surplus utilization of R 295 000 for the year 2022/2023 was approved.</p> <p>b. GL presented the proposed budget for 2023/2024.</p> <p>c. GL noted that the budget increase in public safety line-item R 6 220 000, with vehicles included.</p> <p>d. GL stated that therefore the depreciation reduces immensely.</p> <p>e. GL noted a growth and expenditure increase of 4.6%.</p> <p>f. GI enquired whether the sale of the vehicle has been dealt with within that budget.</p> <p>g. GL noted that that is a board decision and that they will deal with it in the next board meeting as that is a board decision. He will then speak to the CID Branch about how that income is incorporated into the budget.</p> <p>h. The members of the meeting approved the budget.</p>	
<p><b>9. APPROVAL OF IMPLEMENTATION PLAN 2023/24.</b></p> <p>a. GL presented the meeting with the implementation plan for 2023/24. The members approved the implementation plan.</p>	
<b>10. AUDITORS FOR 2023/2024</b>	<b>ALL</b>

<ul style="list-style-type: none"> <li>a. GL noted that the current auditors are Cecil Kilpin.</li> <li>b. The members approved the reappointment of Cecil Kilpin.</li> </ul>	
<p><b>11. APPOINTMENT OF THE COMPANY SECRETARY AND AUDITORS FOR 2023/2024</b></p> <ul style="list-style-type: none"> <li>a. GL noted that Cecil Kilpin currently acts as Company Secretary.</li> <li>b. The members approved the reappointment of Cecil Kilpin.</li> </ul>	ALL
<p><b>12. STAND DOWN &amp; RE-ELECTION OF THE BOARD</b></p> <ul style="list-style-type: none"> <li>a. GL noted that the ECID received no new directorship nominations.</li> <li>b. Director Ahron Gropper resigned as chairperson and a board member and has not made himself available for re-election.</li> <li>c. Earlier in the year the ECID had another resignation, with Qaaid Mesias taking the place as representative for Growthpoint.</li> </ul>	ALL
<p><b>13. GENERAL</b></p> <ul style="list-style-type: none"> <li>a. XF noted that as a representative of several properties, he has a lot of concerns regarding potholes, alien vegetation and alien vegetation. He further noted that the board's decision to employ Geocentric is already bearing fruit. He is encouraged to see the relationship with the City grow with regard to some of the bigger potholes being attended to, the commitment to road markings coming through and managing the open areas.</li> <li>b. XF mentioned the illegal taxi ranking.</li> <li>c. GL replied that the difficult challenge with that is that they rank illegally when nobody's watching. He reported that the ones that are on the circles are the ones that they are combatting successfully.</li> <li>d. GL noted that they have a good relationship with the transport enforcement unit in other areas and that it will also help them when they start doing the camera monitoring because then they can provide the transport enforcement unit with evidence.</li> <li>e. XF noted there's a safety aspect with that N7 on the northwest corner of Epping 2, where the taxis ramp up the pavement. The civil contractor who redid that road and the barriers stopped the barrier just short of the trees.</li> <li>f. GL stated that they would like to put a concrete bollard in that area to prevent this from happening.</li> <li>g. XL enquired when the law enforcement officers are due to be expected.</li> <li>h. GL noted that they have already ordered the officers but that they will arrive on 1 July 2023.</li> <li>i. JW reported that he has met with Senior Inspector Scholtz who has given us her full commitment that she'll assist them in targeting short-term operations to address something like illegal ranking or informal training. They have also spoken to Inspector McIntosh who also agreed to assist them in this matter.</li> <li>j. XF further enquired about the informal traders outside of the Cape Town Food Market.</li> <li>k. GL explained that the area outside of the Epping 1 market is a formal trade area, which we can now enforce. They are busy getting a law enforcement operation going with the informal trade unit. The rest of Epping 1 and the whole of Epping 2 are free-trade areas, where undocumented and unpermitted people are allowed to trade in public spaces.</li> <li>l. GL further reported that they met with the respective councillors and they brought in the informal trade unit, which will start working on a trading plan for the remainder of Epping 1 and Epping 2. So the moment that that plan gets presented, only the people that are permitted by them may trade.</li> </ul>	

<ul style="list-style-type: none"> <li>m. WN reported that the illegal trading unit is already busy handing out notices to the traders.</li> <li>n. XF then enquired about the illegal dwellers.</li> <li>o. WN reported that they have had a meeting with Pinelands SAPS regarding the issue and they are maintaining visibility in the market.</li> <li>p. XF noted that the City committed to relocating that segment.</li> <li>q. WN reported that they are aware of it. The relocations have been in court and the legal aspects have been finalized but now the City is looking at relocation areas, as they do not have a designated area at the moment.</li> <li>r. GL noted that they are dealing with the same City Officials in two of the other CIDs that they manage.</li> <li>s. BDB also noted that there are children in this community that they formed that are school-going age, but they are not in school, standing at the side of the road to beg.</li> <li>t. GL noted that they will get the social development department to do another visit.</li> <li>u. XF raised his concern about the increase in smash-and-grab cases.</li> <li>v. GL noted that they are currently training the public safety officers in a way that they have never been briefed.</li> <li>w. BDB mentioned that she likes that the new management company is engaging with the businesses and that she thinks it is important to keep that up.</li> <li>x. GL noted when they took over, they received a database of contact details of the ECID business owners. He also noted that they realized that there has not been any form of a newsletter sent out to any of the business owners. He reported they will start the process of sending out newsletters to every contact on the database. He further reported that they have instilled a community WhatsApp group, and will send a link to anybody who asks to be added and they will start to work on a Facebook account as well.</li> </ul>	
<p><b>14. CLOSURE</b></p> <ul style="list-style-type: none"> <li>a. AG thanked all the role players. He then closed the meeting.</li> </ul>	<b>ALL</b>