



*Clifton - On - Sea And District
Bungalow Owners' Association*

(Clifton, Glen Beach & Bakoven)

**MINUTES OF THE ANNUAL GENERAL MEETING OF CLIFTON-ON-SEA & DISTRICT
BUNGALOW OWNERS' ASSOCIATION HELD ON THURSDAY, 19 APRIL 2012 AT THE
CLIFTON SCOUT HALL AT 6:00PM**

PRESENT

25 bungalow owners attended the meeting.

WELCOME

AB welcomed all residents and guests to the meeting.

APOLOGIES

Frank Wilson, Stephen Rich, Larry Behrman, Lucille Menashe, Ean Smith, Mike & Gail Strong, martin Sharpe, Tony Mostert, Chris Convery, Peter Bacon, William Piggott-Brown, Tinus Slabber, Mark Sorour, Marge Van Nieuwenhuysen, Mitch & Shelagh Brown, Wendy Bruce, Leon & Jann Saven, Paul Boynton, Marlin Uria, Warren & Angie Chapman and Cllr. Taki Amira.

NOTICE AND QUORUM

Written notice of 30 days was given to bungalow owners. As required per the Constitution fifteen members including the committee form a quorum.

ADOPTION OF PREVIOUS MINUTES

The Minutes of the previous AGM held on 31 March 2011 were adopted. Proposed Paddy Walker and seconded by Jacky Barrington.

GUEST SPEAKERS:

Simon Kneel – Chairman - CB Business Forum

SK is also a member and very active in CBW and CBCSI.

SK was instrumental in establishing the initiative aimed at tackling the increasing issues we face through Camps Bay and Clifton with regards to homelessness and vagrancy. The initiative has paid for a dedicated field worker, Ricardo Beukes from the Haven Shelter Home who is based in an office on Camps Bay beachfront where he works closely in Camps Bay and Clifton with other social work agencies and role players to bring help to the needy, by offering them accommodation in the Haven's shelter homes throughout central Cape Town and helping them find a new start in life through re-education and training.



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SK said that this aspect of the initiative is backed by additional policing resources, also paid for by the initiative, to ensure that those vagrants and other individuals breaking the law will be dealt with appropriately. All parties including the social services agree that the voluntary support services for those truly in need and wanting help only work effectively in tandem with proper, firm enforcement action against the law breakers.

Last year, SK organized a very successful Gala Charity Event, and raised R200 000 towards the initiative. Ricardo Beukes started working in the community soon afterwards, meeting with the vagrants and assessing their problems and needs. SK has also established a working group consisting of representatives from all relevant role players, from the Haven, through to SAPS, Law Enforcement, the DPU, the City, various local social services and related agencies, as well Cllr. Beverley Schafer - all of whom welcome and applaud the new initiative and are committed to working together on this closely and making a difference to these difficult and challenging issues.

SK pointed out, this is certainly not a "quick fix" and we may well need to look at bringing in additional resources and funding over the coming year, including to enable the field worker initiative to provide more comprehensive coverage through Clifton.

SK said though for now we have made a very positive start thanks to the generous donations and support of many residents, businesses and other organizations, such as the CBOA and once again thanked everyone in Clifton for coming on board and helping to get this worthy initiative under way. SK encouraged members to make additional contributions to the initiative. More donations have been coming in from time to time from various sources since the Gala.

SK thanked Alan Berelowitz for his work / involvement with the initiative, CPF and CBCSI and encouraged all owners to come on board, offer their services in dealing with crime and making the area safe and secure for all.

SK said the most important phone no belonged to the control room in **CB 021 438 2000** for any emergencies and reporting of crime or incidents.

Hassan Kahn – CEO - The Haven Night Shelter

Vision – “No one should have to live on our streets”.

Mission – “To get the homeless to a home”.

The Haven has been around for 33 years. HK said rather than giving money to the person on the street there is a better option, donate to The Haven. This money goes towards giving the



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street person entry into the shelters which includes a hot shower, a clean set of clothes and a nourishing meal and bed. It is an injustice to help keep people on the streets by giving them food and money.

Ricardo Beukes – Fieldworker – The Haven Night Shelter

RB said since working in CB he has had 4 successes in CB/Clifton area, which includes the placing of Marie. Thank you to Paddy Walker for initiating the meeting, Emma Fonzari for arranging the meeting, and Marge van Nieuwenhuysen for hosting the meeting and ensuring that Marie and Frikkie were present.

RB said that he was busy talking to various vagrants including Charlotte and Rasta, on-going with Frikkie, in the hope of placing them in a home.

RB's contact details 082 0498 209.

Dusty Holloway said that if it meant that Marie and Frikkie would have to marry for them to have shared accommodation at the shelter she would be prepared to sponsor the initiative.

TITLE DEEDS

The conditions were negotiated at the time when Bungalows transferred from Leasehold to Freehold, and were included so as to prevent consolidation of erven, timeshares/guest houses, multiple ownerships etc. The broad intent was to protect the stability and character of the communities at Bakoven, Glen Beach and Clifton. The approach would be to find an acceptable alternative to the clause 1 (4) which precludes ownership by any entity other than a "Single natural person".

SG reported that Stephen Levetan (ENS) had met with Sue Mosdell of the City's Legal Department to discuss the restrictive title deed conditions. S Mosdell indicated that in principle she would support the application to support/modify the restrictive title deed conditions.

ELECTION OF OFFICE BEARERS

AB appealed to owners in attendance to consider joining the committee as we need new blood and fresh ideas.

Fred Strebel voted the existing committee members remain in attendance.



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The Committee members / representatives are as follows:

Diane Boynton
Steve Gordon
Alan Berelowitz
Paddy Walker
Emma Fonzari Secretary (ex officio)

New representatives:

Warren Chapman 2nd Beach
Tony Mostert 3rd Beach
Luke Langston 4th Beach
Tony Hare Bakoven
Billy Gundlefinger 'Out of towners'
Alan Cawood 'Out of towners'

Chairman, Vice Chairman and other portfolios will be elected at the first meeting of the new committee.

GENERAL

Unfortunately, Cllr. Amira was not able to attend our AGM and personally comment on the following items but instead forwarded written info:

- Vodacom Antenna

'I have just had / seen an email from the company responsible for erecting these masts, his bone of contention is that the mast is 780mm higher than the road I presume he is referring to Victoria Road. I am advised by Ossie Gonzalves, City Planning, that there will soon be an application for a departure to Sub Council. I would assume that before this comes to Sub-Council it will be submitted to your Association for comment as one would for all comments on departures'.

Ossie Gonzalves: *'It is confirmed that we will advertise the application as per the Notification Policy'.*

- 76 Fourth Beach

'I am appending a copy of the Problem Building by law which lays down the criteria to be present before one can commence the process of declaring a building a Problem Building. The property was on the list and was taken off at the request of CBOA as the owner has placed a 24 hour security Guard and things were "normal".'



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Jaap du Toit mentioned that the security guard at No 76 allows movement of people in and out of the bungalow.

Cllr. Schafer said BOA must immediately provide details of No 76, for identification, control and management of dilapidated and problem buildings to City.

- **Naming of Clifton Pathways**

'I hope Ossie Gonzalves, City Planning, can add light to this matter. I think it was late 2011 or early 2012 I requested an update, I chased this up last week with the official tasked for finalizing this and to date I still have not had a response.'

Other

- Implementation of dates for future Committee meeting - Billy Gundelfinger (BG) requested that dates for meeting be set to accommodate 'out of towners' to be able to attend future meetings and AGM's.
- BG introduced new resident to The Ridge – Alan Cawood.
- Pat Josephson recommended BOA give a donation to Medics Alert for their on-going good work in the area.
- Welcome to Tony Hare for representing Bakoven this evening. Tony said that Mitch Brown might want to return / join BOA as a representative after some absence due to a hostile reception at an AGM some years ago.

Cllr. Beverley Schafer – Ward 54

AB welcomed BS and thanked her for her work in our area.

BS said that last year the only improvements included in the budget for Clifton was to repair pathways and hand rails.

This year BS has included in the budget the following:

- R146 000 for the beautification of The Ridge entrance to the Blue Flag 4th Beach.
- Extra funds to employ another Fieldworker.
- Painting of scooter parking at 1st Beach.
- Scenic Drive – enforcing scenic route infringements – cutback / thinning out of alien vegetation along scenic route and also area between Kloof and Victoria Roads.

Challenges:

- Unruly behavior from youths and visitors to the beach
- Theft out of motor vehicles
- Illegal car guards – paid parking is the way forward – residents may initiate process.
- Vagrants – social elements – law enforcement are no longer able to deal with problems.



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- Clifton Lifesavers – integral part of Clifton – require funds, public support and community support, specifically the boathouse.
- Maidens Cove – vagrants / area dilapidated - spilling over into Clifton.
- Clifton a MyCiti connection point – no longer a taxi route, this will be effective from end of 2012. Cost @ 14c per kilometer – size of busses - 50 seater.
- Smart Village Clifton Pilot Project – from The Ridge to Bantry Bay - residential offerings. Smart Village provides converged television, telephone and security services to clients living in residential developments (via FTTx networks) providing the benefits of one integrated monthly bill and one customer care point of contact for all services.

There being no further discussion the meeting ended at 7:30pm.