



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

(Clifton, Glen Beach & Bakoven)

**MINUTES OF THE ANNUAL GENERAL MEETING OF CLIFTON-ON SEA
BUNGALOW OWNERS ASSOCIATION HELD ON THURSDAY, 13 MARCH 2008 AT THE
CLIFTON SCOUT HALL AT 6:00PM**

PRESENT

21 Committee members and bungalow owners attended the meeting.

APOLOGIES

Paddy Walker, Eleanor Biggs, Marge van Nieuwenhuysen, William Piggott Brown, Cathy Lempereur, Damian Halford, Albie and Vanessa Sachs.

REPORTS

Soren Elvin Jensen presented the Chairman's Report (attached)

Steve Gordon presented the Treasurer's report on behalf of Daniel Carter (attached)

Both reports were adopted, and in the absence of outgoing committee member Daniel Carter, the meeting extended our thanks to him for his input as Treasurer, and also commended his initiative of setting up our website.

MINUTES

The Minutes of the previous AGM held on 24 April 2007 were adopted by bungalow owners.

MATTERS ARISING

Brian Gilbertson suggested that the Treasurer's report be sent to all residents before the AGM in future. This was noted and agreed.

Soren Elvin Jensen reported that the out-going committee had failed to achieve their goal in establishing a CID (Central Improvement District). He said the majority of the community are keen on CID, but the Committee was confronted by a sector who opposed CID. Much effort and energy by the committee, over the past years, went into trying to establish a CID. However, sectional bungalow policing was proving to be increasingly successful. He explained many bungalow owners have got together, formed clusters to ensure better personal security.



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Bungalow owners contribute to their various clusters and employ security guards to patrol their area. There were about 4 clusters in operation in Clifton. He said that the in-coming committee would have to deal with further negotiations for CID.

Merle Fine wished to put on record that she is totally opposed to the introduction of a CID and will continue to strongly oppose it.

Election of Office Bearers

The following people were elected onto the Committee:

Diane Boynton	Treasurer
Steve Gordon	
Mike Vietri	
Geoff Hirschmann	
Alan Berelowitz	
Cindy Gabriel	
Lawrence Miller	
Emma Fonzari	Secretary (ex officio)

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

General

“Clifton: Cape Town’s Pride?”

Richard Goldstein presented a document which he personally put together in an attempt to give a brief overview of the current situation in each area and follows with a proposed solution on how to redevelop/manage the area to maximize its value in the greater context of Clifton and its users.

This proposal has been presented to Sub-Council including several of our Ward Councilors and also to CBRRA. The proposal has had a favorable response from Council with no negativity. The next step is to meet with Simon Grindrod (ID Party), but unfortunately due to in-house political differences between the Parties Cllr. Marga Haywood (DA Party) has been unable to arrange a meeting with him.

The presentation is available on our website [www/bungalows.co.za](http://www.bungalows.co.za).



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Restaurant

The Association has engaged in extensive communication with the City over the past 18 months. Steps were taken to secure the premises, and after the building was squatted by vagrants, a site visit including Cllrs Haywood and JP Smith took place.

The Association has repeatedly flagged the deteriorating situation to Council, and has indicated our preference that we would like to see a deli-type facility located on the site. The building falls under City of Cape Town Estates Dept, and they have yet to take policy decision regards disposal, auction or otherwise.

Richard Goldstein said that in line with his Presentation, he would like to see the restaurant turned into a Woolies Food Store, although many would not agree.

Lawrence Miller said he had met with David Dunn, (consultant for Council), and Heritage Western Cape were looking at preserving the restaurant. David Dunn said that the restaurant is zoned for mixed commercial / residential usage, and Council would prefer to put it out to auction.

Garages

Lawrence Miller, Mike Vietri and Richard Goldstein have served on the Association's sub committee dealing with the Garages. Considerable scooping work has been done on proposals for the Garages, with the input from Peerutins Architects.

Richard Goldstein outlined the plans of the new garages. Funds would be obtained from the sale of the garages (or long term lease of the garages) to residents, and also from charged public parking on the roof top of the new garages.

Lawrence Miller said that Peerutins do much work in the area and on these grounds have prepared the plans on a no cost basis.

Mike Vietri said that the garage plans and proposal were sent to Council 6 weeks ago and would take a further 2 months to circulate the plans around Council. The sale of the leasehold rights would cover the costs of the garages. He explained that the garages would be for all



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bungalow residents and not just residents close to the garages. A related idea is to offer a concierge service to residents.

Comments from residents:

Jacky Barrington said her concern was the area becoming over commercialised.

Brian Gilbertson thanked Richard for his creative thinking but enquired “what happens next”? Do we need funds? Richard said perhaps we hire a lawyer, call in the professionals.

Jann Saven suggested that Andrew Boraine of the Cape Town Partnership be asked to assist.

Christo Wiese said he was aware of other proposals that have been put to Council, not profit making. Council are keen to see something happen in the area. He suggested Richard explore the situation and contact Mark Touche via him. Lawrence Miller suggested that private enterprise was not the way to go but to re-invest profit into Clifton. A deal should be structured to beautify and upgrade the area, and which also provisioned some revenue flow to Council for social upliftment projects, such as low cost housing.

Richard Goldstein said the upgrading of the area would require a management team of professionals with funds. He said that perhaps it was a good idea to contact Mayor Helen Zille directly instead of going through all the Council divisions. Helen Zille was aware of the Clifton proposal.

Geoff Hirschmann suggested Richard liaise with Camps Bay Ratepayers Association, they have much experience and clout with Council, and also liaise with Heritage Western Cape.

Steve Gordon said as residents we had a responsibility not simply to privatize facilities in the area but to improve it. Such approach would be to benefit of residents, public and visitors, and would be infinitely more saleable to public and city.

Brian Gilbertson said we need to look at the finer points, specifically “how much it would cost” and perhaps this was the work of a landscaper. Richard said there was a different process for each component, each with own plan of action. Richard said, at this stage the proposal did not take up much of his time, in the short term we would need someone to drive the project, but without funds we were in the same position. He felt that the next step would be to draw up a business plan.



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Jann Saven said there has to be a tender document, Council are obliged to have a tender document and not just a proposal. There was further discussion about this proposal, and Steve Gordon indicated that it may take the form of an "Unsolicited Bid" by residents, which is one approved procedure for taking such proposals to local government. Other speakers suggested that a management company comprising 80% local residents might be the way to proceed.

Mike Vietri said lack of funds was a huge problem, we need to encourage membership of our Association, and all members who do contribute must ensure that their neighbours are also contributing.

Crime & Policing

Soren Elvin Jensen reported that we were unable to get crime stats from SAPS but there was less crime in the area when compared with the same catastrophic position in 2006.

Jann Saven reported increased anti-social behavior on 4th Beach. Various residents were reporting 4-5 incidents per week. Jann suggested a time limit on beaches, curfew, signage. We need to check the by-laws.

Proposal to change Constitution

Soren Elvin Jensen said he felt that the Constitution should be revised. Clifton should break from Glen Beach and Bakoven as he felt that the 3 areas shared different interests. The noted exception was that all three were "Bungalow Heritage Areas", so continued liaison on building design and zoning matters should be ensured. Des Scott felt that we had more power in numbers. Geoff Hirschmann said Council did respect CBOA as a ratepayer body. The meeting voted against revising the Constitution at this stage.

Other

Ray Langston said that on New Year's Eve after 12pm it was chaos on the beach and not a policeman in sight. He also complained about fireworks being set-off sporadically and not from demarcated areas. Others noted fireworks had been discharged from boats at anchor in the bay.

Ray Langston said the cleaners sponsored by Vodacom had kept the beaches very clean and Council had continued to do so once the Vodacom cleaners left. We need more bins on the



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beach. EF said that Council's thinking behind fewer bins on the beach was to try and encourage beach-goers to take their refuse with them when leaving the beach.

Jann Saven said we needed more of the green bins with lids.

There being no further discussion Geoff Hirschmann delivered a vote of thanks to Soren Elvin Jensen for his work as Chairman.

The meeting ended at 8:30pm.