



*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, 24 MARCH 2009 AT THE  
CLIFTON SCOUT HALL AT 6:00PM**

**PRESENT**

33 Committee members and bungalow owners attended the meeting.

**APOLOGIES**

Monica van Zyl, Lucille Menashe, Cyril Harrisberg, Donald Greig, Pat Josephson, Chris & Adele Convery, Mervyn & Michelle Key, Karen & Richard Barrows and Lawrence Miller

**REPORTS**

Steve Gordon presented the Chairman's Report (attached)

Diane Boynton presented the Treasurer's report (attached)

Both reports were adopted.

**MINUTES**

The Minutes of the previous AGM held on 13 March 2008 were adopted by bungalow owners.

**MATTERS ARISING**

Steve Gordon introduced various members of the committee to comment on:

**Survey / Questionnaire – Alan Berelowitz**

CBOA received 41 responses to the survey out of 75 contactable homeowners. Three quarters of respondents were from people whose bungalows are occupied at least six months of the year. The greatest concerns by all respondents was burglary, vagrants and litter. Additional concerns were maintenance of pathways and vegetation, lighting of pathways, noise and builders' rubble. SEJ said he felt the survey was positive and suggested CBOA run another survey in the near future as some residents had not received questionnaires and were unable to comment.



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

(Clifton, Glen Beach & Bakoven)

**Camps Bay Community Police Forum – Emma Fonzari**

Emma reported that currently she represents Clifton at CPF meetings and is also the secretary. CBCPF started 3 years ago and in the last year have had a tremendous impact on crime in the area.

CBCPF and CBWatch are very well supported by CB residents. CBWatch has a membership of +/- 600 voluntary CB members who work very closely with SAPS and other law enforcement. CBCPF and CBW is predominantly a CB initiative. Clifton opted to not be included in CBW.

Some of the positive aspects of 2008/2009 year:

- i) the appointment of Supt Rudman, he runs a tight ship and for the first time there seems to be a good relationship between all law enforcement divisions in this area
- ii) the upgrade of the police station and several new specialized posts filled to help fight crime
- iii) SAPS reported a decrease in crime compared with previous years.

**SAPS Crime report – as February 2009 :**

The main concern is the increase in house robberies – guesthouses are the main targets

Increase in theft out of motor vehicles - 1 incident on 4<sup>th</sup> Beach

Common robbery on 2<sup>nd</sup> each

Common assault with a firearm – 3<sup>rd</sup> Beach

Petty crime on beaches increased plus an increase in shoplifting

Increased daily fines issued by law enforcement for dogs and alcohol on beaches, parking, noise, no license, illegal vendors

It is imperative for the public to report crime, be prepared to make a statement and if need be go to community court.

Supt Rudman is happy to discuss crime statistics confidentially with anyone who requires further info.



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

(Clifton, Glen Beach & Bakoven)

- iv) Vagrants – Clifton / Camps Bay are currently suffering from a dramatic increase in vagrancy – tourists being the main targets for muggings and assaults.

CBCPF sent a letter to the Mayor and Cllr JP Smith in response to an unacceptable level of vagrancy which has led to a dramatic increase of harassment and muggings in the area.

CBCPF requested further assistance from the City Magistrates courts to be included in the jurisdiction of the CT Community Courts. This is to alleviate the problem of arrests for vagrancy related offences which are then placed on the overburdening Magistrates Court role only to be struck off.

Supt Rudman met with a Senior Public Prosecutor Fiona Cloete – she has been assigned to our area and will assist with vagrancy / petty criminals - it will be a slow process – we are looking at placing 2-3 vagrants a week but they will receive proper social rehabilitation – at the moment law enforcement do operations in the area, take the vagrants away for the night or weekend and they are back again the next day

Safety and security is an on-going problem we need the support of the community.

Paul Boynton questioned the reason for Clifton opting out of being part of CBW. EF said, geographically, it was difficult to patrol the pathways and also many of our residents are not permanent but residents could volunteer their services to CBW.

### **Garages – Mike Vietri**

Mike reported that CBOA with the help of Peerutins submitted plans for the upgrade of the garages some 2 ½ years ago. CBOA met with Ruby Gelderbloem to try and motivate the importance of upgrading the garages but felt she was only interested in using the land for commercial opportunity. Since the meeting we have had no response for R Gelderbloem. MV felt at this stage it was important for CBOA to appoint an expert / consultant to examine the impact of upgrading. CBOA agreed to appoint Dave Saunders.

DS said that the appointment of Urban-Econ was proof that the City wanted to accommodate Clifton residents and the upgrade of the garages could be the result of other opportunities. DS said that the City was committed to the process as long as there was guidance from CBOA as the main role players and CBOA become involved immediately.



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

(Clifton, Glen Beach & Bakoven)

MV confirmed that 102 garages needed to be built – 100 buyers @ approximately R300 000 per garage plus a concierge service for residents. CBOA needed representation – a decision was taken by residents to go ahead.

It was agreed to have a report back presentation from Urban Econ in 2 weeks time to be held at the Scout Hall.

### **Environment Report – Paddy Walker**

Paddy said the major issues identified in Clifton were pollution which included beach litter, house and garden refuse, noise and pollution from boats anchored in the bay, builders rubble and regrettably pollution from lack of toilet facilities.

Beach litter – despite initial doubts about removing bins from the beach onto the sidewalks and paths there has been a significant reduction of litter scattered around the beaches. In general the beaches have been well cared for by the cleansing department with excellent support from the Vodacom team at peak season.

Builder's rubble – continues to cause problems – dumping rubble, damaging pathways and a general mess from the sites and from the workers. We are considering drawing up a building site management MOU (Memorandum of Understanding) - setting out problems and issues. This would be for discussion with the project manager prior to commencement of work,

Emissions from storm water drains are a concern. Water tests will establish source and quality. Thereafter Council will be asked to take appropriate action.

Garden refuse – disposal problems could be solved with having a permanent skip in place. Recycling bins are also needed and hopefully these will be incorporated into the re-development plans.

Lack of after hour toilet facilities remain a health and pollution headache. Ideas ranging from porta-loos to getting security guards to double up have been considered.

Noise pollution has diminished significantly and we plan to reinforce the message by communicating with Cruise boat operators. Late night and early morning beach “screamers” respond to police callouts. It should be stressed on any new City beach signage that this should include a note that “drumming” is not allowed.



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(Clifton, Glen Beach & Bakoven)

Special acknowledgement for landscaping to bungalow no's 60, 66 and 40. Special thanks to Isaac Menashe for installing a watering system in the planted section along the front of Fourth Beach. Thank you to Elley Biggs who arranged with Parks & Forests to provide plants for the area.

We have been communicating with Blue Flag and plan to align our interests with theirs and work with all involved to keep our Blue Flag status intact.

### **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	
Vanessa September	
Soren Elvin Jensen	
Damian Halford	
Emma Fonzari	Secretary (ex officio)

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

### **General**

#### **CID**

SG said that the rules were changing regarding CID – now renamed Special Services Area. The threshold will change the number of people (51%) required to vote. CID is not just about security but service across the board.

#### **Pathways**

City have allocated R200 000 from budget09 for the repair of the pathways / steps. SG requested photos to accompany complaints. Report that steps on 31/2 Beach were broken.



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**Subscriptions**

The Treasurer confirmed we need funds to operate and encouraged residents to pay. GH said that if all residents contributed CBOA could reduce subscription.

**Fundraising**

MV said that CBOA should charge a fee for plans to be scrutinized and also a fee form public events held at Clifton. DS will help scrutinize plans.

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