



*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, 18 MARCH 2010 AT THE CLIFTON SCOUT HALL AT 6:00PM**

PRESENT

31 bungalow owners attended the meeting.

WELCOME

SG welcomed all residents at the meeting, and Cllr. Marga Haywood and Bernard Schafer (CBCSI).

APOLOGIES

Cllr. Taki Amira, Mike & Gail Strong, Donald Greig, Bernard & Sue Fontannaz, Damien Halford, Daniel Carter, Karina Turok and William Piggott-Brown

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 24 March 2009 were adopted. Proposed Des Scott and seconded by Dusty Holloway.

REPORTS

Steve Gordon presented the Chairman's Report (attached)
Cindy Gabriel presented the Treasurer's report (attached)
Both reports were adopted.

Dusty Holloway, on behalf of the residents thanked Steve Gordon and the committee for all their hard work.

SECURITY – Alan Berelowitz

AB said that CBCSI was launched in 2009, and urged Clifton members to contribute towards the initiative. CBCSI have successfully placed cameras at all entrances to Camps Bay, and Clifton proposes to do the same. AB said that Clifton has been left behind, and due to the success in Camps Bay, Clifton was experiencing a spill-over.



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BOA has received a quote of R625 000 on the cost of placing cameras at the exit of each pathway. These cameras will be linked and monitored at the CBCSI control room at Camps Bay High School. The control room is linked to the armed response companies. Funding for cameras and operations could be raised via the establishment of an SRA (CID) or from contributions / support from the community.

AB said that CBCSI is a community based initiative. Camps Bay and adjoining areas are split into sectors and residents patrol the area nightly equipped with bibs and radios. CBCSI members do not apprehend criminals. Clifton will form sector 4 of the initiative. Des Scott asked 'how do we at Clifton patrol?' AB said Clifton would have to employ guards to patrol the pathways.

Residents agreed that Clifton needs to tighten up as soon as possible and the majority (25) of the residents present at the meeting showed hands in support of the camera initiative for Clifton.

Bernard Schafer said that CBCSI was in the process of helping Clifton (sector 4) go online. He said there were important elements to overcome to make this happen:

1. Clifton residents are still unable to log into the CBW website as members. Owners will be issued with a username and password to enable them to log onto the website, comment and report crime, problems etc. Clifton properties need to be mapped on the website. CBCSI will require a list of erf plus bungalows on the new named pathways to update the process.
2. GPS mapping – BS said a local estate agent can help with this info.
3. A public meeting including greater Clifton will need to be arranged. BS will assist with getting sector 4 off the ground.
4. CBCSI will help Clifton with the management of a committee.

LEGAL PRESENTATION – TITLE DEEDS – Stephen Levetan

Stephen Levetan of ENS law gave an input as to the historical circumstances which gave rise to the Title Deeds as they currently stand for the Bungalow areas. 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. Mr Levetan explained that 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".



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ELECTION OF OFFICE BEARERS

Dr Christo Wiese proposed that the existing committee remain in place for 2010.

SG said that Damian Halford and Soren Elvin-Jensen were unable to stand, although they would assist on an ad hoc basis. SG proposed Paddy Walker. PW indicated she would assist from June 2010.

The Committee members are as follows:

Diane Boynton
Steve Gordon
Mike Vietri
Geoff Hirschmann
Alan Berelowitz
Cindy Gabriel
Lawrence Miller
Vanessa September
Emma Fonzari

Secretary (ex officio)

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

SPECIAL RATINGS AREA

Mike Vietri informed the meeting that members of the committee voted in support of exploring the possibility of establishing an SRA in Clifton bungalow area.

GENERAL

- 1. Beach noise and organized sport**– Jacky Barrington-Scott said she was very concerned about the increase in organized sport on the beaches. She said that the sports (rugby, volleyball etc) generated a lot of noise, shouting, cheering and war cries. There is non- stop activity on the beach almost every day with bus loads of university/school students arriving to play sport on the beach and basically taking over the beach.



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SG said that BOA have spoken to City – it is a delicate balance of rights as residents live adjacent to public open space. BOA have asked Law Enforcement to monitor.

Cllr. Haywood said that a group of more than 50 people are required to apply for an event permit. She suggested we consult the Noise By-Law for further information on noise.

2. **76 Fourth Beach** – Marlin Uria questioned the future of the bungalow and also the inhabitants. The bungalow is owned by Mr Obiang, who is a foreigner who has never taken occupancy. The bungalow is squatted by vagrants. Sewerage flows onto 4th Beach.

Emma Fonzari explained that Bungalow 76 has for some time been on the 'hot list' and Law Enforcement raid the property frequently. The Health Inspector has also visited the property on more than 3 occasions and several letters have been sent to Cllr. JP Smith, CoCT is aware of the building. Rates & taxes are not paid and lights & water have been cut.

SG expressed hope that with City's new "Problem Building By-law" passed, the City would have legal grounds to take action. The new law has been provided for the identification, control and management of dilapidated and problem buildings in the City of Cape Town. Cllr. Haywood confirmed that the By-Law was passed at the end of February 2010.

3. **New Bungalow – 44a Fourth Beach** – Des Scott commented on the Basic Assessment Report received by CBOA and owners within 100m of erf 44a. DS questioned the information supplied in the Report regarding "Activity and Alternatives – alternative No. 2" – the building footprint was being reduced to 163sq meters which is equivalent to 39% coverage. Coverage should be 30%.

SG said that since this construction entailed a new and additional structure in the bungalow area it was of particular interest to the Association and our members, and the Association had lodged comments as an Interested Party. SG said the main concern was that there are 3 floors and the Association is not supportive of any bungalows which are visible as three story.

There being no further discussion the meeting ended at 7:46pm.



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