



*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, 31 MARCH 2011 AT THE
CLIFTON SCOUT HALL AT 6:00PM**

PRESENT

17 bungalow owners attended the meeting.

WELCOME

VS welcomed all residents at the meeting, Cllr. Taki Amira and Cllr. Marga Haywood.

APOLOGIES

Elley Biggs, Paddy Walker, Donald Greig, Bernard & Sue Fontannaz, Damien Halford, William Piggott-Brown, Angela Swain, Chris Convery, Larry Behrman, Jonathan & Merle Fine, Lucille Menashe, Jann Saven and Alan Berelowitz.

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 18 March 2010 were adopted. Proposed Soren Elvin Jensen and seconded by Dusty Holloway.

REPORTS

Vanessa September presented the Chairperson's Report (attached)
Steve Gordon discussed the Financial Management Accounts as at 28 February 2011 and suggested EF accrue the balance of R14 436.90 owing to Edward Nathan Sonnenberg and also pay the amount. Cindy Gabriel (Treasurer) was unable to attend.
Both reports were adopted.

SPECIAL RATINGS AREA (Central Improvement District (CID))

Mike Vietri said 3 years ago the idea of Clifton applying to become a 'Central Improvement District (CID)' was not well received. MV said that the law has changed and to apply for an SRA would now be based on "60% community support". However, he still believed that it was the way forward.

The reason for this being:

- i) CBOA requires regular income to operate. We need resources for financial planning.



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- ii) It is a means of contributing, a fair way of taking funds from owners, only 50% of owners are currently paying subscriptions.
- iii) Other expertise is required e.g. planning, legal etc.

Mike presented a new budget amount of R55 000 per month to be collected from owners. Some owners will be paying as little as R500 per month. The main concerns and cost items in Clifton area would be security and the upliftment of our social problem.

The amount of R55 000pm to be allocated as follows:

Administration	R10 000pm
Social Welfare	R5 000pm
Cleansing Services	R4 000pm
Security	R 36 000pm (balance)

SG said he had reservations about SRA. He agreed that CBOA needs resources for financial planning and therefore supports the process. Typically an SRA is related to security. There is no flat rate and the rate would be based pro rata on the valuation of each property. He believed that this committee was not the proper entity to drive SRA and a separate committee should be established to run the process. Owners who are supportive of SRA should be invited to participate, drive the process and report to the committee.

Soren Elvin Jensen was in support of SRA.

Mike Strong said he was totally in the dark regarding SRA and would appreciate some information about the process.

Cathy Lempereur said she was totally opposed to SRA.

Fred Strebel suggested we vote at the meeting. VS said it was not a fair reflection as there were so few people in attendance.

Cllr. Amira said City needs a business plan and suggested that firstly, a budget plan be delivered to bungalow owners and then BOA publicize a meeting for security to be held. He said we will have a huge response, on the grounds of security.

VS proposed that a group of people be nominated to compile a 2 page information document to deal with the enquiry. She also proposed a proper business plan be prepared and adopted on the 60% basis.



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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 advised that the next step would be for Stephan Levetan to canvas the legal opinion with City.

SG advised that the process could cost +/-R100 000 and we will have to canvas the community with requests for contributions to cover the cost.

ELECTION OF OFFICE BEARERS

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

VS resigned as a committee member but would still be involved.

The Committee members are as follows:

Diane Boynton
Steve Gordon
Mike Vietri
Geoff Hirschmann
Alan Berelowitz
Lawrence Miller
Tinus Slabber
Paddy Walker
Emma Fonzari

Secretary (ex officio)

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



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CITY OF CAPE TOWN – Cllr. Taki Amira

Table Bay District Plan

Cllr. Amira explained that the district plan consists of an integrated Environmental Management Framework as well as the District Spatial Development Plan. The district plan provides district and sub-district development guidelines to inform decisions around changes in land use. It also

spatially informs planning for new public investments e.g. new road links, parks and public facilities.

The draft district plans are now available for comment. An open day will be held 06 April 2011 at Sub Council offices at 11th Floor, Wale Street. Cllr. Amira encouraged everyone to get involved. More information is available on the website www.capetown.co.za.

Building - Cllr. Amira advised that there will be a third crane on Victoria Road due to construction.

Vagrants - Cllr. Amira said there is a shortage of social workers and no funds. City / Ms de Lille have approached Province and are trying to access funds to kick off intervention programs to help place / rehabilitate homeless people in “places of safety”, employment or send them back to their homes.

Rent a Cop – Cllr. Haywood advised that 2 cops have been allocated to patrol and help with vagrants. These 2 cops will patrol the area from Sea Point to Hout Bay.

GENERAL

1. Builders – Cathy Lempereur, Third Beach – ongoing complaints about the build at No 17 Third Beach. CL said that the noise was unbearable and the builders were operating out of building times. She also felt that the build was not adhering to original plans. Cllr. Amira asked Cathy to contact him and forward details of complaints.
2. Garages – Dusty Holloway thanked City for their positive response to her complaint about her garage and also for repairing the garage.
3. VS introduced Beverly Schafer – DA candidate for Camps Bay (from Geneva Road, CB has been split, the other half will fall under Hout Bay) to Green Point.

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



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