



*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 TUESDAY, 12 MARCH 2013 AT THE  
CLIFTON SCOUT HALL AT 6:00PM**

**PRESENT**

26 bungalow owners attended the meeting.

**WELCOME**

AB welcomed all residents and guests, Cllr. Amira, Cllr. Schafer, Marc Truss (CLSC) and Leigh Goldschmidt (CLSC) to the meeting.

**APOLOGIES**

**Clifton**

Lucille Menashe, Martin Sharpe, Tony Mostert, William Piggott-Brown, Paul Boynton, Jaap du Toit, Donald Greig, Allan Cawood, Cathy Lempereur, Philip Tobiansky, Daniel Carter, Billy Gundelfinger, Bernard & Sue Fontannaz, Jackie Meltz, Soren Elvin-Jensen, Anne Langston, Angela Swain and Nancy Gordon.

**Bakoven**

Tony Hare, Mel Richter, Angela Parker, Les Weil and Helen Pickard.

**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 19 April 2012 were adopted. Proposed by Dusty Holloway and seconded by Jacky Barrington.

**GUEST SPEAKER:**

**Marc Truss – Member of CLSC Exco.**

Marc is part of CoCT Safety & Security and CID, so he is well positioned in the City. He is also a Nipper Dad.

Marc gave a brief background to CLSC. The club has been going since 1956, it has always been a very popular and competitive club. For many years the numbers dwindled and there were no Nippers coming through. Up until 5-6 years ago, with the help of a strong parent support base Clifton is now one of the top 3 nipper clubs with a membership of 220 nippers and a total membership of 340.



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

(Clifton, Glen Beach & Bakoven)

Marc said that they had secured a partner for the club, in DHL. The GM of DHL, Charles Brewer who has children at CLSC, noted the activity around the club and presented CLSC with a proposal which could benefit the club and DHL. The club needs support and attention to upgrade the buildings i.e. clubhouse and boatshed as well as equipment. With the help and support from DHL this will be possible.

CLSC and DHL have agreed on a new name for the club 'DHL Clifton Surf'.

Marc said that he looked forward to a transparent relationship with CBOA and City. The clubs main interest was ensuring the safety of all beach-goers

**GARAGES** – Steve Gordon

CBOA Motion - Interim Plan for Clifton Residents' Garages

SG said it was a fair assumption that residents / bungalow owners will want more info before committing.

The target for tonight's meeting is simply:

- i) To place on record that the committee is rolling with this initiative (see Motion attached)
- ii) To put it in context as an "interim" plan, pending the "Precinct Upgrade"
- iii) That we require a non-profit entity
- iv) That there will be some ring-fencing and control of expenditure

It will be acceptable to CBOA committee to proceed with hammering out the Business Plan knowing that we/committee have a broad mandate.

In the event of an arrangement being accepted by the City, the Committee of the Association will provide a report back to members of the Association. This affords the Committee some flexibility going forward. It also affords the community assurance they will have opportunity to input and comment. Please note that the Committee will not report back after the conclusion of an agreement but report back when there is clarity of an arrangement with the City. That would be the final Business Plan, informed by feedback from Property Management and inclusive of projected income and expenditure.

Cllr. Amira requested a 3<sup>rd</sup> leg be included in the Motion. CBOA members nominate that the Committee has mandate to sign the Lease while the Trust is being set up.

The Motion was proposed by Steve Gordon and seconded by Alan Berelowitz, Pat Josephson, Dusty Holloway, Des Scott and Elley Biggs.



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

(Clifton, Glen Beach & Bakoven)

Pat Josephson complained that it was difficult and frustrating to try and make contact with City regarding the garages. Paddy Walker explained, hence the reason for BOA wanting to take over the management of the garages. PW estimated 10-12 vacant garages

### **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 was to find an acceptable alternative to the clause 1 (4) which precludes ownership by any entity other than a "Single natural person".

Opinion was sought from Stephen Levetan, Edward Nathan Sonnenbergs, in regard to problems experienced by bungalow owners in Clifton, Bakoven and Glen Beach areas.

SG said BOA were aware of I property in Bakoven that had been transferred into a trust. SG motivated that the Title Deeds must remain the same except for Roman 1.4 which deals with the transfer of ownership. BOA would like to place on record that the members of the Association showed hands / voted that they are not averse to the removal / lifting of this one restrictive clause.

The motion was proposed by Steve Gordon and seconded by Dusty Holloway and Pat Josephson.

### **ELECTION OF OFFICE BEARERS**

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

The following members were nominated by the community as committee members:

Diane Boynton	
Steve Gordon	
Alan Berelowitz	
Paddy Walker	
Warren Chapman	2 <sup>nd</sup> Beach
Tony Mostert	3 <sup>rd</sup> Beach
Allan Cawood	'Out of towners'
Tony Hare	Bakoven
Mitch Brown	Bakoven
Emma Fonzari	Secretary (ex officio)



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

(Clifton, Glen Beach & Bakoven)

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

### **GENERAL**

- **Cleansing** – Dusty Holloway requested that due to dumping of refuse on Third Beach pathways tenants/owners be notified by letter of “refuse collection” rules. EF said that Third Beach tenants and residents were notorious for dumping refuse, building rubble and garden rubble on the pathway and at the entrance of the pathway. During the week Solid Waste / Law Enforcement issued 2 fines to the culprits. It is not fair to expect Solid Waste to collect building and garden rubble. Cllr. Schafer said it was time that culprits be named and shamed.
- **Narrowing of Victoria Road near Third Beach parking area** – Jacky Barrington said that due to overtaking by cars on that strip their motor vehicle, which was parked on Victoria Road had been side swiped. JB suggested a speed bump on the road between 3<sup>rd</sup> & 4<sup>th</sup> Beach and signage warning against overtaking on that stretch. Cllr. Schafer said that speed bumps were not allowed and the idea was that MyCiti buses should not be overtaken but for the cars to remain behind the bus on Victoria Road. Thus to slow down the traffic.
- **Bungalow Restaurant /GCC**  
Pat Josephson commented on the noise emanating from the restaurant. A supposedly up-market restaurant for discerning diners, once again is a “drinking hole” for young people. Some evenings, as many as 600-1000 people are at the restaurant. Residents have complained about the noise to SAPS and management.  
Cllr. Amira said that often noisy events held on Edgar Lipset Field are the reason for the increased noise, and not necessarily the “Bungalow”.
- **Third Beach parking railings, dug up tar and missing manhole cover** - Dusty Holloway complained about the dug up tar on pavement plus the railings. EF/AB have spoken and met with Johan de Beer from City Roads. He has agreed to repair the railings, re-tar and replace the manhole cover. BOA will forward him a reminder.
- **City Planning** – members were unhappy about the advertising / notification of departures to affected members. Several decisions were being made by City that was not fair to everyone and many members felt a “whats good for one is good for all” approach should be taken. Some alterations were being carried out without any submission to City for approval.  
Cllr. Amira agreed to investigate.
- **Upgrade of 4<sup>th</sup> Beach parking area** – Pat Josephson thanked City for the wonderful upgrade of the parking area and hoped that the proposed walkway near Bantry Bay caves would eventually stretch from Mouille Point to Hout Bay.



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

(Clifton, Glen Beach & Bakoven)

There being no further discussion the meeting ended at 8pm.

Thank you to all who attended.