



*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 WEDNESDAY, 05 MARCH 2014 AT THE
CLIFTON SCOUT HALL AT 6:00PM**

PRESENT

38 bungalow owners attended the meeting.

WELCOME

AB welcomed all residents from Clifton, Bakoven, Glen Beach and guests - Cllr. Schafer.

Steve Gordon welcomed Professor Steve Townsend to the meeting. Professor Steve Townsend, who, during nineteen years in the City Council's town planning and land-use management branches, contributed to getting the bungalow areas deemed to be a special area and oversaw their regulation (1985-2004). He is now a professor at the School of Architecture.

APOLOGIES

Cllr. Taki Amira

Clifton

Lucille Menashe, Tony Mostert, William Piggott-Brown, Paul Boynton, Donald Greig, Allan Cawood, Bernard & Sue Fontannaz, Adrian & Lauren Gore, Mark Sorour, Chris Convery, Gordon Brews, Rensche Gilbertson and Penny Dalais.

Bakoven

Tony Hare.

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 12 March 2013 were adopted.

UPDATING OF CONSTITUTION

Steve Gordon asked if it would be acceptable for CBOA committee to re-look at and recommend changes to the Constitution, specifically the clause which stipulates that membership should be confined to bungalow owners and their spouses permanently resident in the bungalows, and to tenants who have been in occupation thereof for at least 12 continuous months.

The community had no objection.



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GUEST SPEAKER:

Professor Steve Townsend – Planning / Heritage

Our keynote speaker for 2014 was Steve Townsend (Associate Professor of “Conservation of the Built Environment” at University of Cape Town’s School of Architecture) gave an informative input as to the history of the settlement of the bungalow heritage areas, and the historical framing of the various legislative frameworks which exist. He covered the period as of the first temporary settlements, and leading up to the transfer from a simple monthly leasehold of the sites to the granting of freehold rights for purchase in the early 1990’s.

Warren Chapman thanked Professor Steve Townsend. WC thanked Steve for highlighting the situation where bungalow owners need to interact with each other and when considering renovation encouraged everyone to interact with a consultant and with CBOA.

CHAIRMANS REPORT – ALAN BERELWITZ (find attached)

TREASURER’S REPORT – DI BOYNTON (find attached)

TITLE DEEDS – Steve Gordon

The Title Deeds are restrictive with regards to:

- dealing with the erf
- use of the erf
- to trees and hedges on the erf and
- any redevelopment of the erf.

We encourage all owners to be familiar with these restrictions.

These restrictions are intended to maintain the nature and character of the bungalow area. We, as the bungalow association, believe that the restrictions, when enforced by the City, have achieved this and are supportive of the all restrictions, except possibly for one.

The restriction that an erf “*shall not be transferred to any person other than one natural person*” may be more prejudicial to bungalow owners than useful in maintaining the nature and character of the bungalows area. It would also appear that some transfers have in fact been made to non- natural persons.



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As an association we are supportive at having this restriction removed and continue to have it as an agenda item, provided of course other restrictions are enforced by the City of CT.

However, the high legal costs and other complexities have made it difficult to action to date. We will continue to work on this within the scope of our resources and would be happy to work with an owner or group of owners who wanted to pursue this further.

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". SG confirmed it is only clause 1 (4) in the Title Deeds which is up for change.

GARAGES AND PRECINCT DEVELOPMENT– Paddy Walker

More than two years ago we approached the City with a plan to manage the 60 garages – a partnership that would serve the interests of the City and give the bungalow owners access to the garages currently denied them due to poor management. Despite constant pressure on the City to respond to our Business Plan nothing has materialized. Hearsay indicates that Property Management was prepared to lease the garages to the Association but the terms on offer exceeded the bounds of reasonable risk that we would be comfortable with. In addition to the risk issue there are numerous hurdles and costs associated with entering into a lease agreement with the City.

We believe that the City has a moral obligation to honor the historic agreement to make garages available to bungalow owners. These garages were built because the majority of bungalows do not have road access. Recently we heard that the City is now prepared to lease a garage but the upfront cost of the application, advertising and legal costs exceed R8 000 - with no guarantee of success. The cost of leasing a garage is about R1000 per month - add to that VAT and rates.

The lack of progress is a huge disappointment. We understand the many constraints imposed by a bureaucratic system and indeed we have a good relationship with the line manager. This said, the option to 'give up' is very attractive however we know how important it is for residents to have a garage so we will try our best to find a solution – to use the words so often used by earnest officials "no stone will be left unturned".



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Garage Precinct Development - The City has long talked about developing the land on which the garages are built to provide more and improved facilities. This is now coming to fruition and the City is in the process of scoping the area and the development options. At this point the project team is opening discussions with stakeholders. We have their assurance that the Association is a key player and, as such, we will have one or two representatives on the project steering committee. The project managers have been invited to give a presentation to the committee and Clifton bungalow owners, and an invitation will be sent out in the near future.

ELECTION OF OFFICE BEARERS

After 3 years Alan Berelowitz will stand down as chair but remain on the committee.

Steve Gordon, on behalf of the committee and all bungalow owners proposed a vote of thanks to Alan for his commitment and good work in the area.

Allan Cawood has resigned from the Committee due to business commitments and spending less time in Clifton.

The following existing members were re-elected by the community as committee members:

Diane Boynton	
Steve Gordon	
Alan Berelowitz	
Paddy Walker	
Warren Chapman	Second Beach
Tony Mostert	Third Beach
Tony Hare	Bakoven
Mitch Brown	Bakoven
Emma Fonzari	Secretary (ex officio)

Three new members were nominated, proposed and elected:

Nina Van Zyl	The Ridge
Dr Cyril Harrisberg	Fourth Beach
Damian Halford	Third Beach

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



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GENERAL

- **Street Parking for Residents** – Marge van Nieuwenhuysen described the difficulty of parking (builders trucks, delivery vehicles & cars), enquired about parking for residents and requested permanent parking in the recessed area above 3rd Beach which residents would be prepared to pay for. Cllr. Schafer responded that City have a policy not to close off public parking space. Cllr. Schafer said Mouille Point has a boomed system, and she would support any initiative to convince City to close off an area in Clifton for resident parking.
- **No 76 Fourth Beach** – Jaap du Toit asked about the derelict bungalow. EF responded that she had been in the bungalow and that the French door had been removed, the entrance was broken down and there seemed to be some movement in the bungalow. A renovators sign “Urban Spaces “, had been erected. EF contacted the designer and was told that he did not know who the owner of the building was but had been appointed by a Spanish company, headed by a Mr Antonio, to improve the bungalow. This would take place in 2 phases, the first to paint, repair and clean the bungalow, then plans would be presented to the City for approval for major renovations including a pool. EF told the designer that City had served a summons on the property. EF scanned the summons and mailed to the designer to hand to Mr Antonio, who he was meeting with in the afternoon. Cllr. Schafer said that the bungalow was on City Problem Building list and that the owner owed in excess of R1million in rates & taxes. There would be no renovation taking place as City would repossess the bungalow.
- **Vegetation cutback – Fourth Beach & dumping of refuse bags Third Beach** – Dusty Holloway complained about the overgrown vegetation on the pathway and also the fencing in need of repair. EF said she had requested a meeting with Parks to cutback the vegetation on the pathway. AB would provide photos of the fence and EF would contact the owner requesting him to repair the fence. Dusty also said that residents continued to dump their refuse bags in front of her bungalow on Third Beach
- **Organized sport on Clifton 4th beach** – Dr Harrisberg drew attention to on-going often formal ball sport on the 4th Beach. Cllr. Schafer said that due to the bad press reports her motion of exigency was removed from the table. Cllr. Schafer suggested that CBOA engage with the players to identify a formalized ball playing area on 1st & 2nd Beaches.



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- **Xmas bonus for City workers** – Nina van Zyl enquired whether there was a policy in place for donations to City cleaners. Cllr. Schafer said that City cleaners receive bonuses from City and any attempts to collect money should be reported. Residents must not give. Steve Gordon said, in the past, BOA had given 'recognition awards' to City cleaners in the Clifton area.
- **4th Beach steps upgrade** – Cllr Schafer said that City has allocated some funds for the upgrade of 4th beach steps past the lifesavers club. Cllr. Schafer encouraged owners to upgrade pathways on their bungalows. It is a struggle to find finance in City. Cllr. Schafer thanked Warren Chapman for the upgrade and improvement of the Second Beach pathway.
- **Clifton Scout Hall** – Emma Fonzari to contact Faek Peck regarding the bad condition of the scout hall and the broken back door which has been broken for some time.

There being no further discussion the meeting ended at 7:50pm.

Thank you to all who attended.

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Chairperson

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Secretary