

CBOA AGM 2013 - CHAIRMAN'S REPORT

Good evening ladies and gentlemen, welcome to the Clifton-on-Sea and Districts Bungalow Owners' Association AGM 2013.

Incorporating Clifton, Glen Beach and Bakoven, which all fall under the Bungalow Heritage Areas.

I would like to take this opportunity to thank my fellow committee members, who, voluntarily and willingly, give up their time for the benefit of our community.

Steve Gordon, Di Boynton, Paddy Walker, Warren Chapman, Allan Cawood, Tony Mostert, from Bakoven Mitch Brown, Tony Hare. – Thank you all so much for all the effort you have put in over this past year.

Emma Fonzari – our BOA secretary thank you.

Councilor Taki Amira and our Ward Councilor Beverley Schafer thank you for your sustained energy and being with us for the long haul.

Thank you Councilor Schafer, for allocating funds from your budget in beautification of the 4th Beach Parking area, thank you to Charl Marais , Penny Mc Connell and Keith Hartnick.

Chris Williemse from Camps Bay Ratepayers & Residents Association, welcome.

BUILDING & PLANNING

In 2013, we were asked to comment on 26 applications, ranging from minor alterations to complete rebuilds and demolitions in all the bungalow areas – Glen Beach, Bakoven & Clifton. We would like to place on record that BOA is opposed to enclosing of carports.

I would like to thank Vanessa September & Dave Saunders for their assistance with some of these various building applications.

We believe that bungalow owners – and their architects – can save themselves considerable time and money, if they familiarize themselves with the City of Cape Town’s “Guidelines for Building in the Bungalow Heritage Areas”. This little brochure gives a thorough overview of all of the applicable legislation, much of which is specific to our areas.

When residents build, we encourage them to repave pathways and plant adjacent to their properties, like bungalow no’s 70 & 71 at our own personal expense - not from the associations.

We welcome new owners to our community and encourage you to actively participate in matters concerning the BOA and our community.

ON TO THE GARAGES AND RESTAURANT SITES

The garages have been a frustration especially while we await the Precinct Upgrade towards which the City is working.

Our Association has stepped into the void, with an interim plan working with the City.

During the past year, our association has managed to secure the garages, and together with council managed to effect basic maintenance work (roofing and painting etc) which was desperately needed.

We do not have a firm date for the precinct upgrade.

Currently BOA is negotiating with the City to manage and lease the garages to ensure these facilities are fully utilized and maintained.

I would like to thank Neil Ebers from the City, and Paddy Walker for driving this project.

and now, over to BUNGALOW TITLE DEEDS

Steven Levetan, from Ernest Nathan Sonnenbergs is still engaged on our behalf and dealing with the City of Cape Town's legal department.

Steve Gordon will give a brief update on this.

Regarding the Cellular Mast

While the cellular mast is still with us, we successfully lobbied against a new 13m Sentech RF mast being added to the skyline, thanks once again to our Councilors and committee.

SECURITY & SOCIAL ISSUES

Security remains a priority for all of us, we have built links with Camps Bay and I encourage our members to join and contribute to CBCSI – Camps Bay Community Security Initiative.

Clifton, which is Sector 4, falls under this security initiative.

Their 24 hr Emergency Control Room is located at Camps Bay High School telephone no is 021 438 2000.

They are in constant contact with SAPS, private security companies, Community watch members and medics. They play an integral security role in our area.

Our Association actively participates in the Community Police Forum which is a statutory body to channel communication between the community and SAPS.

We appeal to you to please do not ask any vagrant to carry bags down to your bungalows, as it has been established that there has been a direct link to house breaking thereafter, please also advise any of your guests.

It is also appropriate that I extend many thanks to the following:

- SAPS Camps Bay under Captain Isaacs.

- Municipal Law Enforcement – Mr. Boonzaaier and his team.
- The private security contractors - especially CBW and ADT and Bay Response.
- Anthony Allen – Motorized Para glider from The Aerial Perspective – using photography to help us, in fighting crime in our area.
- Camps Bay Community Medics and the Clifton Surf Lifesaving Club.

Over and above the year round security capacities, Tony Mostert from 3rd Beach introduced a “pilot security initiative”, during the festive season, funded by approximately 18 Clifton residents, which commenced mid December 2012.

“The initiative involved the introduction of 4 guards and a dog patrol at night, all of which have been deemed a success by a number of residents as there was a noticeable drop in crime incidents, and in fact several arrests were initiated.

Unfortunately due to certain pledges not having materialized and in essence the lack of further sustainable funding the “pilot project” had to be suspended during the last week in January 2013. Within days of the withdrawal of the additional security guards 4 incidents of housebreaking occurred on 4 consecutive days. These are the only incidents which were brought to my attention.

The need for security in the bush above Victoria Road opposite 3rd and 4th Beach, was again highlighted by the two fires (which I know of, and witnessed) that broke out during the past few weeks opposite 3rd Beach. On both occasions the cause of the fires were established to emanate from vagrants occupying the dense bush area. Fortunately, there was little or no wind, but had the South Easter been blowing as it has been recently, the fires would easily have spread across the road to the bungalows.

Owners are urged to give consideration, to a sustained patrol initiative. Aside from the very real fire risk, the incidents of crime in the area is alarming.

Financial support- I am hoping to raise sufficient funds to at least expend on a dog patrol for 1 or 2 days a week. Should sufficient support in the form of, say R1,000 per month per resident/owner be achieved, and assuming at least a buy in of 40% to 50%, this would go a long way to at least providing some meaningful security.

It should be borne in mind that if such a security initiative was undertaken with a "clip-on" arrangement with CBCSI at their cost of R2,500 per month, their policy is that for each Clifton resident/owner contributing to such a security initiative, they would levy a monthly fee of R220. Accordingly owners/residents are requested to indicate to Tony Mostert or the association their willingness to contribute, and in fact any suggestions relating to addressing the security issue. Regards Tony Mostert"

SOCIAL ISSUES

Our Association has contributed financially towards engaging a social worker, **Ricardo Beukes** from the Haven Night Shelter, who works in the area spanning Clifton/Glen Beach/Camps Bay and Bakoven. The issue of homeless people concerns and impacts on all of us, and the BOA took the step to support this initiative. We are pleased to report that a few homeless people have been re-located back to their home towns.

FINANCE

Di Boynton, will be covering this issue.

GENERAL & MUNICIPAL SERVICES

The Association's initiative to have path names for the Bungalow Areas is in its final stages.

For Clifton, the process driven by Di Boynton, has now been accepted by council, but there are three or four names which may need to be substituted by the City's Place Naming Committee, because they are duplicated within neighbouring

suburbs. For Bakoven, Mitch Brown has been liaising with the sub council, towards correcting some of the pre-existing names, and ensuring official signage of those names.

Smart Village - the company that is currently installing the fibre optic cables in our area. BOA site visits and intervenes regarding the placements of their junction boxes.

Events - We receive numerous applications, but have worked with the Councillors to minimise large impact events in our area, out of these the Moonstruck Event – is the biggest by far, and due to input by BOA, who works behind the scenes with Radio 567 has helped make this a very successful annual event.

Regarding the beaches, many different issues, which range from removal of graffiti, to extending the hours that the public toilets remain open in season, to trying to regulate the roving vendors on the beach.

Emma continues to liaise with the relevant Municipal Managers, from Solid Waste through to the Electricity Department to ensure that the area is kept clean and lit up.

To be able to ensure that all runs smoothly we need funds, and I therefore once again appeal to you and your neighbors to please pay their subscriptions to the Association.

Please remember that if you have any complaints or suggestions, please put them in writing and preferably email photos as well. This gives us a time stamped record, and greatly assists our follow up.

This concludes the update for 2013, thank you again for joining us here tonight.

I now call on Steve Gordon who will give a brief update regards the bungalow Title Deeds, thereafter the Treasure's Report.

- *Alan Berelowitz, 12 March 2013*