

CHAIRMAN'S REPORT CBOA AGM 2012

Good evening ladies and gentlemen, welcome to the Clifton-on-Sea and District Bungalow Owners' Association AGM 2012.

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

This past year has certainly been a challenging one.

I would like to pay tribute to two members of our community who passed on during December – Lawrence Miller – a committee member at the time of his passing, and Ray Langston, previously a member of the committee. Both were community-spirited people, active, and always ready to give a hand.

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 and Geoff Hirschman – to whom we wish a speedy recovery – Thank you so much for all the effort you have put in over the years.

I would like to mention Mike Vitri and Tienus Slabber who were also committee members for part of the year.

Emma Fonzari – our trusted and committed secretary. You are the lady on the front-line and Emma, I know that sometimes it does feel like a battle field, but we couldn't do this without you!

Even though, Councilor Taki Amira – of the Good Hope Sub-Council, could not be here tonight we would like to thank him for the effort that he has put in.

Our ward-councilor, Beverley Schafer, who had to attend another AGM, but will be here shortly.

Councilor Schafer has been most pro-active with her assistance in dealing with Council, as well as making time to attend a number of our committee meetings.

We hope to hear a talk from Councilor Schafer later this evening.

BUILDING & PLANNING

Once again there has been an increase in building and planning applications.

As you know, the Bungalow Areas are designated as Special Heritage Areas, and the requirements for building are complex, as is the monitoring of the often lengthy processes.

In 2011, we have been asked to comment on 19 applications, ranging from minor alterations to complete rebuilds in the bungalow areas.

I would like to thank Vanessa September for her assistance with these various building applications.

I would also like to thank Dave Saunders, a specialist in planning and development, for his complimentary input and advice. Dave's knowledge and expertise in the bungalow areas, is invaluable.

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

ON TO GARAGES AND RESTAURANT SITES

The City is still in the process of upgrading the garages.

It has been over three years since the City embarked on researching a "Precinct Upgrade", and whilst we understand due processes must be followed, we were not happy to watch as the garages – already an eyesore – physically disintegrated. I would especially like to thank Paddy Walker of our committee for her initiatives with the City, which have successfully driven for an interim solution.

On the 24th April (this year), there will be notices attached to the garage doors, stating their intentions for the preliminary upgrades eg.

- A few garage doors to be replaced
- Painting
- Leaking roofs etc.

Should any internal strengthening be required, please contact the relevant City Council Official, as per the details on the notice.

In the future, Council together with the BOA (including public participation), will be involved in a complete renovation of the garage and restaurant sites.

Unfortunately, I am unable to put a time frame to this particular process.

And Now over to BUNGALOW TITLE DEEDS

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

Steve Gordon will give a brief update on this, although I know it is a frustratingly slow process!

ENVIRONMENTAL ISSUES

We live in a beautiful environment and play an active part trying to keep it that way, while we ourselves do not manage the beaches, we give input and support the City teams, for example , we have asked that beach games be limited in terms of numbers and noise.

Regarding the Cellular Mast

Our Association has once again raised concern over the cell phone antennae which stands behind me as I speak - above the Scout Hall.

Bungalow Owners are required to comply with onerous planning approvals for their homes, similar controls should be applied for City land.

When the mast was first erected, we were not consulted, and our objection was overruled. Subsequently, more and more pieces were added to the mast, with the tenants (cellular companies) seemingly believing that they had a free ticket to add whatever they wanted. We have had to shout loud and hard, to keep this in check. After all, this is called the Clifton Scenic reserve, and Victoria Road is a scenic drive!

The Beaches

All of the Bungalow areas fall within beaches that are part of the Marine Protected Area. We try our best to liaise with the beach management team of the City, to ensure that this beautiful resource is preserved and managed for all beachgoers. We who are lucky enough to live here, have the year-round vantage point to help guide the beach management teams.

SECURITY & SOCIAL ISSUES

Security remains a priority for all of us, and following previous proposals for a CID (or now called SRA) we have built links with Camps Bay and I encourage our members to join CBCSI – Camps Bay Community Security Initiative.

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

I am sure you have read in the newspapers, their success in tackling crime head-on.

From 120 property-related incidents per month, in 2008, to under 5 property related incidents per month in 2011.

These are powerful statistics in anyone's books!

I encourage our members to contribute to CBCSI. Log on to their website to get more details. (campsbaywatch.org) Telephone number 021 438 2000.

If members of the community want to initiate an SRA process, we will require a dedicated team to drive it. Naturally the BOA will play its part accordingly, and be guided by input from our community.

It is also appropriate that I extend thanks to the following: Clifton Life Savers, SAPS Camps Bay / Municipal Law Enforcement – Boonzaier and his team, Camps Bay Community Medics, also the private contractors, especially CBW and ADT and Bay Response. As well as Sports and Rec – Council Official Moke Mkhize.

Social Issues

Our Association has contributed financially towards engaging a social worker, 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 have just heard from 2 other guest speakers here tonight, discussing social issues in our areas.

Thank you to Simon Neil, from Camps Bay Business Forum, Hassan Khan, CEO, The Haven Night Shelter, as well as to Ricardo Beukes, the Fieldworker from The Haven Night Shelter.

EVENTS

We continue to have to deal with a host of event-applications, from promoters, charities and soon-to-be-married, all of whom wish to use the beaches and / or the sports fields.

Our policy is to discourage major events during season, or on public holidays, when the area and management resources are already under pressure.

Generally, we are supportive of beach activities such as those managed by the CSLSC and the long-distance swimmers, also Moonstuck, which raises funds for NSRI stationed in our community at Bakoven.

If needs, you are welcome to raise related issues with Steve Gordon, who is the committee member who drives this portfolio.

Once again we have obtained 4th Beach Blue Flag Status. Regarding dogs on the beach, we discourage members from taking their dogs onto the beach.

FINANCE

Di Boynton, will be covering this issue.

I'm pleased to announce that our subscriptions have increased from 50 to 61%

MUNICIPAL SERVICES

Council continues to manage the beaches and pathways.

The lower sections of Ridge Rd and Cliff Rd were recently re-tarred after requests made by the BOA.

The fact that the City now uses contractors in all Bungalow Areas has been of concern to us, and we have had to deal with late collections, spillage and similar.

Emma continues to liaise with the relevant Municipal Managers, from Solid Waste through to Electricity.

As discussed at previous AGMs, please remember that if you have any complaints or suggestions, putting them in writing, preferably with photographs, is the ideal manner of dealing with these issues, in order to ensure that they are correctly recorded and completed.

We are dependent on the community informing us. So whether it is a leaking water pipe at 2nd Beach, or cracked paving at Glen Beach, please mail us a note and photos. This helps place things on record, with us , but of course you can call the City and obtain reference numbers at the same time.

This concludes the update for 2012, thank you again for joining us here tonight.

I now call on DI Boynton who will discuss the Treasure's Report.