



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

(Clifton, Glen Beach & Bakoven)

MINUTES OF THE ANNUAL GENERAL MEETING (AGM) OF CLIFTON-ON-SEA & DISTRICT BUNGALOW OWNERS' ASSOCIATION HELD ON 20 APRIL 2022 IN-PERSON AND VIA ZOOM AT 18H00

APOLOGIES

Bertie Philips and Richard Summers

WELCOME

Steve Gordon welcomed all residents as well as well as guest speaker Nicola Jowell.

NOTICE AND QUORUM

Written notice was given of more than 14 days, to bungalow owners, a Constitutional requirement, more than fifteen members in attendance and the meeting was duly constituted.

ADOPTION OF THE MINUTES FROM PREVIOUS AGM

Minutes of the previous AGM 2021 had been distributed via email.

Proposed: Eleanore Biggs Seconded: Margaret Van Nieuwenhuysen

MATTERS ARISING

Submission Fees – Jacky Meltz suggested that they be increased.

Garages – Had BOA considered making an offer to purchase? Paddy Walker explained that the whole Maidens' Cove development originally started with the need to repair and clean up the garages, which was then escalated by the City into a parking garage and development scheme.

GUEST SPEAKER: Nicola Jowell

- The city's attempts to remove the vagrants with the involvement of Social Development and alternative accommodation.
- Re-occurring sewerage spillage from the 4th Beach pump station – new pumps installed and now being monitored with involvement of top management with plans to improve the system.
- City services – security/solid waste/beach cleaning would be geared up for the summer season – particularly Law Enforcement focusing on the prevention of liquor on the beaches.



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Richard Summers Garage Negotiation Report presented by Paddy Walker

- The BOA's only leverage was to negotiate as a block on behalf of all BOA members to achieve a "one size fits all" solution to all garages (with new leases being entered into at market related prices and the City agreeing to write off all alleged arrears).
- The City has rejected that "one size fits all" solution. Most significantly the City has not agreed to write off any arrears and this is a real stumbling block.
- The City has rather invited individuals in arrears to make settlement proposals to the city. The City is intent on pursuing an individualised approach which is contrary to the BOA's proposed global solution.
- The BOA has no effective role to play in negotiating outcomes on behalf of individual tenants.
- The BOA's main strategic advantage (being its ability to negotiate en block on behalf of its members and its access to information regarding tenants / occupants) has been undermined by the City's rejection of a "one size fits all" solution.
- Given the City's rejection of the BOA's proposal, there is no justification for the BOA to provide any information in its possession regarding tenants / occupants to the city.

Members should be informed that a last-ditch attempt is being made to re-engage with the City and to ascertain if there is indeed any role for the BOA to play here in these circumstances. It strikes, that if the city confirms that no writing off of all arrears will be entertained, then the City will have rejected the uniform solution tabled by the BOA and the BOA will have no further role to play in negotiating an outcome for members.

CHAIRPERSONS REPORT – Steve Gordon

Much of the year continued under COVID, and although lockdown conditions eased, the Committee for the most met remotely. The business of the Committee was routine: attending to planning approvals, liaising with the City, and monitoring and following up on sewage spillages and leaks at all three bungalow areas, and also Camps Bay. As you may know, the infrastructure is ancient, and the combination of that fact with the power failures and loadshedding aggravated circumstances. Regrettably, crime in the Bungalow Areas remains a top issue, and notwithstanding our interactions with the Community Policing Forum, SAPS and City of Cape Town Law Enforcement, many bungalow owners rely on private contractors to mitigate the situation. There simply are not sufficient public sector resources, although, with help of our Ward Councillor, we continue motivating for increased deployment, which we do secure, if only on occasion during peak season. We remain of the view that the city needs to up visible policing and presence adjacent to and on the beaches, and continue to motivate for that, in interests of our community and all users and visitors. The lockdown, while eased, was still applicable to events, and it was only last weekend that the first event was allowed: the ironically named "Corona Sunsets" on



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09 April. Again, we made representations to keep the event in check, in line with our agreement with Camps Bay High School, who lease the field at Edgar Lipsett Oval. The event was smaller scale than previously, although we did have to request that fireworks and pyrotechnics be restricted. The most time-consuming matter attended has been the garages, with the BOA attempting to find a way forward with the City. Many garage-users have received arrears bills, which are disputed, and the Association had hoped to find a solution, before negotiations for new garage leases be tackled. (There will be discussion of this matter under matters arising). Our capacity to deliver in the Bungalow Heritage Areas is of course also dependent on financial resource. Our Treasurer indicates that we have to watch our cashflow and follow up with subscriptions to remain in the black. On a positive note, we would like to point to the endeavours of the ad-hoc "Environmental" activists, especially Paddy Walker and Di Boynton, who have beautified areas including the top of the three and a half beach pathways. The donations of bungalow owners to implement this, coupled with the hands-on work of this small crew are warmly noted. As co-chairs, we would like to thank the committee for serving, and thank our secretary for support during the year. We would also like to congratulate 4th Beach resident Jann Saven on her appointment to the Ward Committee for Ward 54. We are pleased you are there, Jann

TREASURERS REPORT – Amy Zietsman

Please see report attached.

Proposed: Jack Meltz Seconded: Jann Saven

NOMINATION & ELECTION OF OFFICE BEARERS

Amy Zietsman
Bertie Phillips
Billy Gundelfinger
Gabriel de Vos
Jann Saven
Nele Vermaak
Paddy Walker
Paul Hancock
Sandra Meltz
Steve Gordon

Proposed: Eleanore Biggs Seconded: Jaap du Toit