

MINUTES FOR THE EXCO MEETING
of the
SEA POINT, FRESNAYE, BANTRY BAY RATEPAYERS
AND RESIDENTS ASSOCIATION
held on
Thursday 21st of February 2019 at 17h30
at
Arthur Seat Protea Hotel, Arthurs Road, Sea Point

1. **Welcome and Apologies** MvE
Apologies: Lydia Abel, Roy Aronson
Present: Nicola Harris, Juanita Levetan, Victor Morris, Suzanne Kempen, Marco van Embden, Cllr Nicola Jowell, Aris Vayanos, David Rose, Lizaan Loedolff

2. **Minutes of Previous Meeting**
 - 2.1. Approval (23 January 2019)
Proposer: Victor Morris
Secunder: Nicola Harris

3. **Matters Arising** MvE

4. **Short Notice Agenda Items** NH
 - 4.1. Constitution Changes
The proposed changes have been discussed and reviewed since mid-2018, prior to going to STBB. JB was running the project but when she resigned due to ill health, SK took over. NH is opposed to removing the word 'resident' from the constitution. She does not have a problem removing 'resident' from the constitutional document but feels strongly that SFB should continue to represent both ratepayers and residents' interest. She states that often a house/apartment is bought as an investment and leased to renters. These renters might be actively involved in the community but because they are not ratepayers, they will not be able to join SFB. Research shown that in the greater Cape Town area there are seven ratepayers and residents associations, eight residents associations and twelve ratepayers association. LL to send this breakdown to all Exco members. It has been proposed to add a clause into the constitution to allow Exco to cancel a membership should members act in 'bad faith'. In the past certain members have led a print and social media attack on SFB with unfair, untrue and libellous accusations. SFB had to appoint a lawyer at huge financial expense. These attacks are wasteful of time, energy and ratepayer's money. NH feels 'bad faith' is too vague and should be more transparent. AV states that members must have faith in this body and that you have to conduct yourself in a certain manner of respect and decorum. A similar example would be if you are a member of a golf club and not act in an appropriate manner, they will revoke your membership. Exco members had an opportunity to comment on the proposed changes prior to the notice being sent out. MvE confirmed that these changes can only be implemented if a majority of the SFB members vote for it at the SGM. This will be a very democratic process.
 - 4.2. Sub-Committee (Janey Ball)
Prior to her resignation, JB invited LA and NH to join a sub-committee to assist the ratepayers in terms of planning, development and dealing with the council. LL to set up meeting with JB and NH to discuss the vision for this committee.

5. **Council Report / Issues** Cllr NJ
 - 5.1. Matters for comment
Not much comment as she is settling into her new role.

5.2. Grass on the Promenade

Initial thoughts were that The City needs to look into a long-term plan for a small-scale treatment plant but with large construction disruption, odour and price, this option might not be practical. Other options were discussed such as effluent water that will come from Paarden Island. Second option is spring water, such as what feeds to the Green Point Urban park, but this water is extremely expensive to filter. Should spring water be used, it will only be temporary as this option will not be cost effective. Her suggestion is that The City access all 7 spring points via the Urban Park and lead it onto the promenade, they are investigating to see if implementing proper filtration and excavating the roads to lay the pipes to the promenade will be worth the investment. The Parks department will plant seedlings in May to see which will work best in the harsh environment. Currently her focus is on providing water for the Promenade. Prior to the draught about 80% of the spring water ran into the ocean, but this has now been diverted into circulation system.

5.3. Vision for Ward 54

It is too early for Cllr Jowell to lay out her plans for the Atlantic Seaboard. At the moment she is on the ground and busy with active management.

5.4. Ocean View Drive & High Level Road

VM requests a deep clean and weed removal on Ocean View Drive and High Level Road.

6. Liquor Licence Applications

LL

Both the club Decodance and the restaurant El Mariachi Cantina requested to extend their trading hours from 02:00am – 04:00am and although both are on the Main Road, they are still surrounded by residential properties. With noise concerns and anti-social behaviour that often requires police intervention, the SFB Exco unanimously agrees that SFB will object to these applications. It has been suggested that we suggest a closing time of 01:00am in our objection.

7. Ward Committee Member Feedback Report

JL

7.1. Matters for Comment

At the previous ward committee meeting it has been discussed with concern that the Traffic Officer, paid for by ward allocated funding, is not a visible presence in Sea Point. Cllr Jowell confirmed that he spends many days in court and has a wide area to cover. MvE suggests that she relook the areas where he is stationed and be much more strategic to ensure that he is visible and more effective. The budget for the ward allocated funding for 2018/2019 has already been approved prior to Cllr Jowell becoming that new Ward Councillor for Ward 54. The court case regarding the Tafelberg site will commence during the second half of 2019.

8. Finance

SK

8.1. Report from Treasurer – February 2019 Financials

YDC is a big monthly expense. Certain blocks are not willing to contribute due to financial constraints.

8.2. Latest Monthly Income & Expenditure summary (shortfall/surplus amount)

Deficit of R13 222.32 for the previous month. Additional blocks and sponsors must urgently be signed up to the Safety & Cleaning Initiative. The annual membership has increased from R70 per year to R125 per year.

8.3. Debtors (outstanding Debtors – action report)

Outstanding debtors is in the best shape it has been over the last months. The two repeat offenders have paid their outstanding amounts.

8.4. Draft Audit

SK received the draft audit for SFB's financial year (January – December 2018). LL to confirm the dates of resignation for Paul Berman and Janey Ball in 2018. The terminology for 'Crime and Grime' must be changed to 'Safety & Cleaning Initiative'. PR, office rental, AGM and security are big expenses. SK will work though the audit and provide feedback to Exco who will sign off on it at the March Exco meeting. This Audit report will be approved by the residents at the next AGM.

- 8.5. Draft budget
MvE requests SK to submit a draft budget for 2019.

9. Safety & Cleaning Initiative Feedback Report

JL

9.1. Phase I Update

LL to set up a meeting with Alphen House to discuss their concerns. JL and LL continues to sign up outstanding blocks with the exception of blocks who do not want to be involved such as Shelbourne and Clarensville. The new Trustees of Bordeaux are not willing to meet with SFB to discuss the Safety & Cleaning Initiative and suggest we contact the residence in their block individually.

9.2. Phase II Update

Contacting blocks in Phase 2 to join. This is proving difficult for a variety of reasons, but the team will continue with perseverance.

9.3. Advert (Atlantic Sun)

This ad will be launched as a knock n drop. LL will provide quotes to print 1000 copies. Shelbourne and Clarensville need to be removed from 'In Discussion' as they have declined to join.

9.4. Meeting with Mimosa Chair Peter Dodson

Mve, JL and LL met with the Chair of Mimosa, Peter Dodson, to discuss certain concerns he had. Several items can only be dealt with by the new Ward Councillor. LL to set up a meeting between PD and Cllr Jowell to discuss these matters of concern.

9.5. Cleaning

Cllr Jowell will call a meeting with the solid waste and sanitation departments of The City of Cape Town to engage with SFB in a discussion on how to be more effective and the areas of concern. An Agenda will be drafted and sent to Exco to ensure that all major concerns are highlighted.

9.6. Straatwerk Bibs

Straatwerk requires new bibs. LL will acquire two quotes for approval by Exco.

9.7. Tactical

The option to instate a tactical vehicle for the night shift has thoroughly been explored but due to funding, will not be viable at the moment. The situation will be reassessed should more blocks/sponsors sign up.

10. Resident Concerns

AV

10.1. Queens Beach (Taxi's)

A resident communicated his concern regarding all the taxis at the parking lot at Queens beach as well as the bike hire stand and the safety of its location since it is right on the curve past Queens circle. It has been confirmed that The City granted temporary permission for the taxis to park on this lot. Cllr Jowell will investigate the legitimacy of the bike hire stand.

11. SFB PlanComm

VM/AV

11.1. Update

The meetings are running well.

11.2. Newsflash

It was suggested to create an advertisement called 'Know Your Planning Committee' to clarify who is on the SFB Planning Committee as ratepayers are still under the impression that there are developers on this committee. LL to obtain the required information from PlanComm and work with YDC to prepare this material.

12. PR, Marketing & Communication

JL/LL

- 12.1. Yellow Door Update
MvE and several other members of Exco are unhappy with the quality of work we have received from YDC. LL to have YDC put together an engagement programme.
- 12.2. Atlantic Sun Space
LL to follow up

13. Events – list attached

14. General

- 14.1. SGM - 11th March 2019
- 14.2. AGM – 29th of April 2019

15. Next Meeting

20 March 2019

16. Close

18:52