

MINUTES OF THE EXCO MEETING
of the
SEA POINT, FRESNAYE, BANTRY BAY RATEPAYERS
AND RESIDENTS ASSOCIATION
held on
Wednesday 20th of March 2019 at 17h30
at
Arthur Seat Protea Hotel, Arthurs Road, Sea Point

1. **Welcome and Apologies** VM
Apologies: Marco van Embden, Roy Aronson
Present: Aris Vayanos, Nicola Harris, Lydia Abel, Victor Morris, Suzanne Kempen, David Rose, Juanita Levetan, Lizaan Loedolff
Partially Present: Chris Diedericks (PPA), Gideon du Preez (PPA), Nicola Jowell (Ward Councillor)

2. **Minutes of Previous Meeting**
 - 2.1. Approval (21 February 2019)
Proposer: Suzanne Kempen
Seconder: Aris Vayanos

3. **Matters Arising** VM

4. **Short Notice Agenda Items** ALL

5. **PPA Talon Feedback Report** GdP/CD
 - 5.1. Update
No serious crime since January with the exception of theft out of motor vehicles. GdP assisted a homeless woman with her birth and helping her get medical attention. One of the guards assisted a lost tourist back to their hotel and GdP handled the situation when a young man overdosed in his car on the promenade. Good feedback received from Law Enforcement and SAPS on the work done by PPA. A good relationship is enjoyed between these three security agencies.
 - 5.2. Status of NineBots & Electric Bicycle
Currently three Ninebots are in working condition. A recent fall (one day prior to the Exco meeting) left a Ninebot without a battery and one Ninebot has a broken neck that is in for repairs. The accelerator unit on the e-bike was faulty and is with GoNow for repairs, it should be back on the road shortly. Due to negligence from the patrollers, two chargers have been damaged and are in for repairs. The NineBots are not practical and another solution needs to be found. VM suggested having a separate meeting to discuss this issue.
 - 5.3. Patrollers
The UTrackIt reports showed a decline in patrolled areas. PPA confirmed that due to the amount of load shedding in the area it proved difficult to get the trackers and mobile units fully charged.

Chris Diederick and Gideon du Preez left the meeting.

6. **Ward Councillor Feedback Report** Cllr J
 - 6.1. Fieldworkers
Three new fieldworkers have been appointed to the Atlantic Seaboard, their role will be to assist members of the homeless community with reintegration. The fieldworkers consist of two females and one male, both ladies have a lot of experience.

6.2. Liquor Licence Applications

Decodance and El Mariachi Cantina applied to extend their trading hours from 02:00am – 04:00am. Both SFB and the Ward Councillor objected to these extended hours and the Sub-Council supported these objections.

6.3. Promenade

CLlr Jowell applied for an exemption with the director of the Water department. As from the 1st of March the water restrictions were slightly relieved to stage 3 (105 litres per person per day). With the rain of last week, a little change can be seen, some grass coming to life, but on other larger areas of the Promenade, there is nothing to rehabilitate, only sand. NH suggested making use of these areas and turning them into playparks etc. The CLlr confirmed that the Milton Park will be revamped in the future. VM suggested placing temporary grass in between the real grass as they did in Newslands but the artificial grass will be too hot to sit/stand on in the summer. Test seedlings will be planted in May that might offer the perfect solution as this particular strain of grass should grow well in the salty conditions that the ocean provide.

6.4. Update on OVD and HLR

Currently there is a tender out for weed removal. Once the tender has been assigned the Councillor will arrange for them to remove the weeds from Ocean View Drive and High-Level Road. Tributary roads between OVD and HLR will also be serviced.

6.5. Green Liquid Spill

A bright green liquid spilled into the ocean at Bantry Bay seems to have been Fluorescence (coolant). By the time the coastal management department was alerted it was too late to get a sample good enough to trace the origin of the spill. The City of Cape Town is working on a flyer to inform residents what can and cannot be placed in the storm water drain, number to contact for concerns and they are also working on putting a by-law in place.

6.6. Update on meeting with Solid Waste and Sanitation

The Councillor is waiting on feedback to set up this meeting.

6.7. Increase in SAPS/LE patrols during load shedding

There will be no extra law enforcement officers or police on duty during load shedding.

6.8. 2015/2018 Objection Form

On the website of The City of Cape Town is the form that needs to be completed in order to object to the new property valuations still has 2015 on the header of the form but 2018 mentioned in the form. A resident received feedback confirming that her objection is not valid since it is the 2015 form, but it is from their website. The Councillor will investigate. She suggests residents use the alternative option to object by clicking on the objection button when you view your new property value.

7. **Ward Committee Member Feedback Report**

SK

7.1. Update

There was no Ward Committee meeting.

8. **Finance**

8.1. Report from Treasurer – February Financials

There was a surplus over the past two months, mainly due to annual membership fees.

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

The only expenses out of the ordinary was the repair and maintenance fees for the mobile units and in preparation for AGM, audit fees.

8.3. Outstanding Debtors

The outstanding debtors are in good shape as there are no one outstanding for more than 30 days.

9. **Safety & Cleaning Initiative Feedback Report**

JL

9.1. Update

A separate meeting needs to be held to discuss a way forward. More of the Exco members need

to become involved with contacts in blocks and alternative ideas of how to get the outstanding blocks to sign up, more people need to commit.

9.2. Sponsors

Juanita signed up two bed & breakfasts with a R500 sponsorship each and is still working with Checkers for additional sponsorship.

9.3. Knock n Drop

The knock n drop has been approved and will be distributed.

10. **SFB PlanComm**

VM/AV

10.1. Update

AV reported that the planning committee is doing well, the members are qualified and doing a great job. A lot of time is being spent on the objection and appeal to the 18 storey development on 15 Kloof Road. Councillor Jowell attended the previous Planning Committee meeting to observe how the committee review the applications and to discuss how to move forward in appealing the MPT's decision to approve the proposed development of 15 Kloof Road.

10.2. 15 Kloof Road

Councillor Jowell states it was valuable to take part in a meeting of the SFB Planning Committee. Our appeal will be reviewed by the Mayor of Cape Town who will make the final decision. This decision might end up being political and not technical. The Municipal Planning Tribunal consists of a total of 21 people, a split between city officials and people in the industry. The MPT is split into 4 areas and will these members will serve for five years.

10.3. Liesel Green

Mrs Green unlawfully erected a building structure on her property in 2012, which the Planning Committee objected to on the grounds that it represented a danger to the safety of motorists on Kloof Road, and the City's own traffic engineers opposed it on similar grounds. A member of the Planning Committee, who happened to be her neighbour, recused himself from the decision to object for good order even though he was not interested in her property except as an objector in his own right. The Council refused her application for approval of her building in 2013, and Mrs Green reapplied in 2017 when the Committee objected once again. On this occasion, however, the application was approved, and the Committee appealed that decision. The appeal was out of time unfortunately and the approval now stands. Mrs Green has repeatedly made accusations since 2012 that her neighbour influenced the Committee's decision to object to her application. The accusation was wrong and unjustified because the Committee was guided in its decision to object by Mr Stevens, the former chairman, who expressed the opinion that the use of the unlawful structure as a motor vehicle garage could pose a risk to other road users. Mrs Green persisted with her accusations however and eventually, the chairpersons of both the Planning and Executive Committees had to terminate correspondence with her when it became a nuisance. In 2018 Mrs Green questioned the Committee's decision to appeal the approval of her building and implied once again that her neighbour had influenced that decision. She refused to accept the Chairperson of the Property Committee's assurance that it was the Committee's decision to appeal on the merits and proceeded to complain to the Chairman of the Executive Committee, who replied to her, and to lobby individual Committee members as well. Exco is of the opinion that the matter has now been dealt with exhaustively and no further correspondence with Mrs Green on this subject can be entertained.

10.4. Feedback Report at AGM

The committee will provide a feedback report at the upcoming AGM.

11. PR, Marketing & Communication

MvE/JL

- 11.1. Yellow Door Collective
Their contract will not be renewed. NH suggested making a call to the community as there are many bright and talented residents in the community that might be able to help with our media needs.

12. Events

13. General

- 13.1. Speaker for AGM
Suggestions made was the Green Point Ratepayers Associations' Secretary of the Built Environment Committee, Stuart Burnett as well as Tim Harris from Wesgro.
- 13.2. Block Votes
As per previous years, it will be one vote per block for body corporates who signed up as annual members.
- 13.3. Constitute sub-committee for property valuations.
A temporary sub-committee was created to deal with the increase in property valuations proposed by The City of Cape Town. The committee consists of David Polovin, Lydia Abel and Victor Morris. They have already met with the Ward Councillor to discuss their concerns and will meet with The City shortly to discuss the matter further.
- 13.4. Roy Aronson Resignation
Roy Aronson will not stand for re-election after the 2019 AGM.
- 13.5. 2019 AGM
The Exco approved the appointment of an outside Chairman and an independent auditor to assist with the 2019 AGM.

14. Next Meeting

23 April 2019