

2021 ANNUAL GENERAL MEETING - MINUTES

VENUE: Muizenberg Junior School
DATE & TIME: 01st December 2021 @ 18h00

PRESENT		
Name	Position	Abbrev
Peter Corbett	Director - Chair	PC
Joanne Hichens	Director – Vice Chair & Public Spaces	JH
Cara Dowling	Alternate Director – Public Safety	CD
Clair Timlin	Director – Gardens & Environment	CT
Mark Cramer	Director – Finance & Governance	MC
Michael Lategan	Manager - Operations	ML
Mike Romyn	Director - Beach Front Development	MR
Toby Megaw	Director – Public Safety	TM
Melany Bendix	Director – Communications (Outgoing)	MB
Eddie Scott	Manager – City Improvement Districts COCT	ES
Joepie Joubert	Head - City Improvement Districts COCT	JJ
Aimee Kuhl	Ward 64 Councillor	AK

#	ITEM	DESCRIPTION
1.	REGISTRATION	<ul style="list-style-type: none"> - 19 Individual members attended in person - 7 Members attended via Zoom - 110 Proxies were submitted
2.	WELCOME & APOLOGIES	<p>PC welcomed all those present and highlighted that given the 4th wave of the Covid pandemic & the highly infectious nature of the Omicron variant, it was important to keep the meeting brief and focused. He further indicated that for statutory reasons the AGM had to be held. PC requested that all discussion points be kept to the end of the meeting and be addressed under General Q & A, so that those who wanted to minimise their risk could leave as soon as possible.</p> <p>PC gave a special welcome to COCT representatives, Eddie Scott & Joepie Joubert</p>
3.	QUORUM	PC confirmed that a quorum to constitute the AGM was present.
4.	MEMBERSHIP	<p>PC confirmed that:</p> <ul style="list-style-type: none"> - There were now 417 MID members and a list is available on the MID website.

		<ul style="list-style-type: none"> - There had been 1 resignation during 2021, excluding those who had sold properties and left the MID area. - 10 new members had joined MID.
5.	PREVIOUS AGM MINUTES	The 2020 AGM Minutes were moved for adoption by TM and seconded by CT .
6.	CHAIRMAN'S REPORT	PC confirmed that the 2021 Chairman's Report had been distributed (via EMail). He requested that if anyone had any questions they would be dealt with at the end of the meeting during the General Q & A. There were no objections.
7.	AUDITED FINANCIAL STATEMENTS JUNE 2021	<p>PC The company was in a sound position, both in terms of assets and income and expenditure.</p> <p>Audited Financial Statements were noted.</p>
8.	BUDGET	<p>PC highlighted and</p> <ul style="list-style-type: none"> - Noted the additional surplus funds utilised in 2020/21 (approved by the Board) – primarily to fund the balance of the camera installation. - Indicated that the budget for 2022/23 comes into effect from 01st July. It is in all material respects identical the one that was passed for approval for the 5-year plan, with some minor adjustments to allocations, as requested by the Council. <p>Truida Prekel requested some explanations around the budget (unintelligible as she did not use the microphone).</p> <p>PC responded that none of the 2022/23 budget had yet had any decisions made about it. There are only a few items where there are commitments, for example, the new contract with Mountain Men, RSA Web for internet etc. But the rest is up to the new Board to decide the detail of spend. The current numbers are allocated at a high level to projects such as Street Sweeping, Environmental etc. However, any detailed questions regarding the current year 2021/22 were welcome during the Q & A section of the meeting.</p> <p>MR proposed acceptance of the budget & TM seconded acceptance.</p>
9.	APPROVAL OF THE IMPLEMENTATION PLAN FOR 2022/23	<p>PC indicated that there were one or two small changes to the original Implementation Plan, adopted by MID members 2 years ago. The Implementation Plan is used as a guideline for the Board, but the 2022/23 Plan still required approval from members.</p> <p>Truida Prekel asked for clarity around SLAs.</p> <p>PC indicated that those would be dealt with under General Q & A.</p> <p>Approval of the 2022/23 Implementation Plan was proposed by JH and seconded by MB.</p>

10.	APPOINTMENT OF REGISTERED AUDITORS	<p>PC confirmed that Low & Schreiber Accountants have made themselves available to stand as the company auditors again.</p> <p>Appointment of Low & Schreiber Accountants as MID Auditors was noted & approved by members: Margaret Dugmore & seconded by Truida Prekel.</p>
11.	CONFIRMATION OF COMPANY SECRETARY	<p>PC proposed the reappointment of Cecil Kilpin & Co, who have made themselves available to stand as the Company Secretarial, again.</p> <p>Motivated by CT, seconded by MR and noted & approved by the membership.</p>
12.	ELECTION OF BOARD MEMBERS	<p>PC advised that</p> <ul style="list-style-type: none"> - there were 8 Board Members at the beginning of 2021 of whom 3 need to stand down (1/3rd). Generally based on length of service, but the whole Board was re-elected last year, so all in the same category. - 3 Directors have, however, tendered their resignations – Melany Bendix, Dale Simpson and Charles Goodwin. - Cara Dowling has been acting as an alternate Director to TM. - Mark Cramer (vice-principal of False Bay College) has recently been co-opted to take over the Finance and Governance portfolio from Charles Goodwin. MC will need to stand for re-election. - Richard Bolland (Owner of Bolland Studios & founder of the House of Hope transition homes) has agreed to make himself available for election to the Board. <p>There were no objections to the election of MC & RB, and they were duly formally elected as Directors of MID.</p>
13.	GENERAL Q & A	<p>Truida Prekel, owner of 2 properties, announced that she was carrying 14 proxies and speaking on behalf of residents of Cinnabar. She indicated that they were really happy to have MC as a Director, given that False Bay College & Cinnabar shared a Body Corporate. The priorities that Cinnabar would like addressed are:</p> <ol style="list-style-type: none"> 1. Given the contribution made by owners it is felt that the south side of Atlantic Rd is a bit neglected as far as cameras are concerned. There are 2 cameras at the railway crossing which are not in use & also 2 on city property that could be used. It would make the whole area along the railway line safer. She would like a commitment that MID look at making use of existing cameras and seriously consider recycling them and making them part of the MID security network. 2. For the whole town, but particularly for Cinnabar, the colony under the bridge is an embarrassment, but they acknowledge the difficulty in managing the situation. Evidently drug dealing and crime take place, and they request MID to investigate the possibility of having a camera that can record what happens under the bridge. 3. We used to have an NP called Safer Together, which brought everyone together to work towards safety & security. Cinnabar and many of the Beach businesses have 24//7 security. If all the security initiatives could work together and get the maximum synergy between MID & other services. And at the same also attend the monthly meetings with LE and SAPs. Without spending more money, we could have far more efficiency as pertains safety and security.

PC thanked **Truida** and confirmed that her requests would be minuted and the Board would consult. She would be contacted should further clarity be required. He also extended an invitation for her to attend one of the monthly Board Meetings.

Steven Frankel, made the following points:

1. He echoed and supported the points made by the previous speaker.
2. There is a strong belief and a strong perception amongst MID members that reside on the beach side of Atlantic Rd that there is a definite disproportionate allocation of resources funding, specifically with regards to security – specifically the allocation of cameras along the Beachfront – not only businesses but all properties from Atlantic Rd to the Beach Front. Security. A number of requests have been made, formally, over the past few months highlighting specific hot spot crime areas. There are far too many cameras in certain areas and not enough in known hot spot areas. Many residents have a strong perception and concern about this and there has never been a committed response from MID. MID is not made up of security experts and can't make the decision. The SLA with our security provider, now Mountain Men has never been made available & members have a right to see the SLA. Members want to know how the funds are being spent and what plans are there to over the next 12 months renew the cameras and make sure they are moved to where they're needed. That's a commitment Steven would like from the incoming Board and it should be an item on the Agenda of the 1st Board Meeting in 2022 and the minutes of that meeting should be made available on decisions taken.

Claudia Brodie introduced herself and made the following points:

1. She arrived a few minutes late and was surprised that the substance of the meeting had already happened by 18:08.
2. She would like to know if under the bridge been identified as a suitable sleeping place or whether the MID had simply failed to prevent people from sleeping in this economically sensitive area.

PC responded that MID does not designate any space to where the homeless may sleep. They sleep wheresoever they wish to and MID has absolutely no powers whatsoever to move them. One of our mandates is not enforcing By-Laws but even if we did, the City is currently prohibited from moving people sleeping rough, throughout the city. It's a blight on Cape Town and we would like to see street people helped. MID has been trying over a long period of time and together with UTurn we've put together a proposal to COCT to create a safe space, but we need land from COCT. MID will fund the space, totally but without that land we can't do anything. The homeless need a clear alternative in this neighbourhood.

Claudia Brodie continued:

3. Thank you, so I'll take that as a "no", MID has not formally designated that area but the MID has, for whatever complicated reason failed to prevent people from sleeping in this economically sensitive area. I note MID's responsibility in terms of the MOI to enhance and supplement municipal services, which would obviously include LE. I would like to what coordination if any is happening with LE to prevent

people sleeping in this economically sensitive area. Whilst she emphasises with the plight of the homeless, she believes an alternative away from the current economically sensitive space, has to be found. Claudia has made contact with Cllr. Kuhl to propose the building that currently houses LE – cogent reasons have been provide why this is not possible. Another option would be to use funding or get donor funding to purchase storage containers placed in a more discrete area.

Claudia expressed particular concern that in the absence of an SLA with UTurn that resources have not been used effectively & that MID Directors, either knowingly or unwittingly have incurred irregular expenditure which could be deemed fruitless and wasteful. additional expenses. Irregular/wasteful expenditure. If as the Chair does not look into it, Claudia with other members will pursue the matter either with the Chair or through the City. We all need to see improvement and alleviation of the dire living conditions of people. Interests have to be balanced and MID is not a faith-based organisation and it's not a project designed specifically to help vulnerable people. It has other mandates we need to look at them critically and examine them.

PC responded that there is no question of irregular, fruitless or wasted money. The issue of people sleeping under the bridge goes back many, many years and no board has had any success with dealing with it. Before Covid it was more manageable. When it gets too out of hand **ML** (our Operations Manager) contacts LE who sometimes act & sometimes don't. We cannot remove their tents or bedrolls. It is not within MID's power – we don't have any enforcement powers, whatsoever. UTurn is an independent NGO with high reputation. They chose to rent the property in Killarney Rd, after first applying for the Olive Station property, but residents were not amenable to this and so negotiations were terminated. They asked MID to provide some funding. MID was provided with a detailed with a detailed proposal and a detailed budget. The MID Board examined the proposal thoroughly and committed to provide a certain amount of funding from Feb 2021 to 30 June 2022. We pay them monthly but it's entirely discretionary and we can cancel tomorrow if they do not provide what they undertook to do. It seems from all reports, observation and interaction with **ML** that they are delivering on their commitment. MID considers them an asset & until we can set up a safe space, we'll continue to support them. Once we have a safe space, we'll combine resources with them. We believe it will go a long way towards alleviating the homeless problem, but it's a very complex issue. MID Board devotes less than 5% of the annual budget to supporting UTurn. We are due to start looking at their finances and see if they still need it MID's donation.

Claudia Brodie queried the existence of an SLA

PC responded that there is no such thing as an SLA anywhere in the legislation, MOI or anything else that governs how MID operates, and we're not obliged to have one. But, what we, as the Board, are obliged to do is examine a proposal in writing, in detail and make sure that what we've agreed to and pay for, is what we're getting. That constitutes what one may call an SLA. When it's a service provider, as for security, we enter into a contract. It's a private and commercial document and MID cannot make it public.

We are voted in and elected as directors to make sure that we manage our funds responsibly and public monies very stringently. And that is what the MID Board does. We cannot hand out private information that belongs to a private company to the public. Anyone who doubts that, should ask the COCT.

Steven Frankel asked whether that means that there is no SLA with Mountain Men.

PC responded that there's a contract contains all the conditions in what you call an SLA. It says what they're supposed to do, how they're supposed to do it and when they're supposed to do it.

Steven Frankel How do you monitor the public safety contractor

TM indicated that the Public Safety portfolio holds weekly meetings with the Security provider where all aspects of their activities are discussed.

Susan Meyer (via Zoom Chat) Can you please briefly give the reasons for the Board's decision to terminate Grit's security contract in favour of Mountain Men? Not that I'm questioning the quality of Mountain Men's service.

PC responded that the Board, over a number of months, had a number of meetings with the owners of Grit, where we expressed dissatisfaction with management of the contract. We felt the service level kept deteriorating and despite these meetings, there was no improvement, so in October put out 7 requests for proposals. 3 responded – Grit was not one of the 3 – of the 3, 1 was automatically disqualified, as it did not meet the specs. The other 2 were both worthy of consideration and our subcommittee evaluated them both, after which the MID Board unanimously selected Mountain Men.

Steven Frankel pointed out that quite a few people arrived late. He arrived at 18:04 and **PC** was already on item 10 of the Agenda. Can you please name the directors?

PC responded that he was sorry that **Steven Frankel** was late, but he could find the Directors on Page 2 of Agenda. He then introduced the existing and new Directors.

JH reinforced the importance of staying safe during this time of Covid. We thus sent out a full pack of documentation to all the members, this allowed for the business part of the meeting to proceed quickly. We also requested that members RSVP to the meeting to help us manage numbers.

She further added that it was of the utmost importance to note that Directors operated on a voluntary basis, and that they had worked well together and continue to do so.

Any MID member is most welcome to attend the monthly Board Meetings. All they need to do is send through an outline of the topic for discussion and the Board will willingly engage with members. The AGM is not the correct forum for discussion of broad matters.

We did request nominations for new Directors to be in the week prior to the AGM in order for the Board to vet interested prospects. It is very difficult to get Directors on board, because the role requires a lot of work – a lot of meetings, understanding of the responsibilities of being a director and it requires knowing what is happening in our community.

JH requested fairness towards the MID Directors and reminded all that MID has an Open-Door policy.

PC added that it had been really difficult to onboard professional people to the MID Board. More than one prospect has indicated that having been to an AGM, they are put off by the contention ill-will that is caused by the same two people at every AGM.

Dorothy Johaadien asked which company is responsible for street cleaning.

PC responded that MID employs 3 cleaners.

Dorothy Johaadien indicated that the area behind Checkers and the subway don't appear to ever be cleaned.

ML indicated that it was cleaned first thing in the morning and also pm. (The rest of the conversation is unintelligible as he did not use the microphone).

MB (unintelligible as she did not use the microphone).

Dorothy Johaadien said that she would also engage with Checkers. She added that the other area that never seems to be cleaned is the snicket besides the railway line, going up to the level crossing.

ML (unintelligible as he did not use the microphone).

Dorothy Johaadien asked whether the cleaners just push the garbage through the fencing. And that it looked disgusting.

ML (unintelligible as he did not use the microphone).

Dorothy Johaadien suggested that the cleaners pull the rubbish through the railing.

Heide Goodman expressed regret that MB would be stepping down. She feels that one of the MID's shortcomings is irregular communication with members. Melany filled that gap very well, but Heide is concerned and asked whether a new Communications person would be recruited.

PC indicated that it was on the Agenda for the 1st Board meeting in 2022.

Heide Goodman added that MID is sorely missed at meetings held by SAPS and the CPA and they would like to see MID present. The meetings are important and in future she requested MID's attendance.

TM (unintelligible as he did not use the microphone).

		<p>CD (mostly unintelligible as she did not use the microphone). indicated that she did not think any Board can do this on their own. It would be good if the community got involved and picked up trash. She has been downcast by the lack of response.</p> <p>Unidentified Member indicated the importance of the community pulling together and keeping the village litter free. He added that it was affecting property prices and that both security and rubbish was something that the community could manage, unlike the big a problem of the homeless.</p> <p>Eddie Scott indicated that there appears to be confusion around SLAs and Contracts. He confirmed his discussion with PC and that PC's understanding was correct. He added that contracts are not SLAs, but they include deliverables. An SLA falls into a different category. He further confirmed that the agreement with UTurn is perfectly ok.</p> <p>MB indicated that she felt we were getting sidetracked on SLAs and Contracts and that what Steven Frankel & Claudia Brodie were actually asking is how does MID manage our service providers. How are we tracking and monitoring service providers?</p>
14.	ADJOURNMENT	PC thanked everyone for attending. The meeting was adjourned at 19:01.