

AGENDA AND MINUTES OF THE PUBLIC PARTICIPATION MEETINGS

AGENDA FOR THE FIRST PUBLIC PARTICIPATION MEETING OF THE EASTLAKE ISLAND COMMUNITY IMPROVEMENT DISTRICT [EICID] TO BE HELD AT THE SAN MARINA CLUB HOUSE, 8 COOTS ROAD, UITSIG, MARINA DA GAMA ON THE 7 NOVEMBER 2023 AT 18:30

- | | |
|-----------------|---|
| 1. Welcome | Boudje Giljam (independent chairperson) |
| 2. Presentation | Peter Weir |
| 3. Q& A session | open to the floor |
| 4. Closure | |

**MINUTES OF THE FIRST PUBLIC PARTICIPATION MEETING OF THE EASTLAKE ISLAND
COMMUNITY IMPROVEMENT DISTRICT [EICID] HELD AT THE SAN MARINA CLUB HOUSE, 8
COOTS ROAD, UITSIG, MARINA DA GAMA ON THE 7 NOVEMBER 2023 AT 18:30**

PRESENT:

Boudje Giljam	Independent Chairperson
Peter Kruyt	Member of the EICID Steering Committee
Peter Weir	Member of the EICID Steering Committee
Jesimine Naidoo	Member of the EICID Steering Committee
Cheryl Philip	Member of the EICID Steering Committee
29 residents and partners	

VISITORS

Joepie Joubert	City of Cape Town CID Branch
David-John Michael Steyn	City of Cape Town CID Branch
Robin Carlisle	Marina da Gama ExCom – security portfolio holder

APOLOGIES

Jill Hartley Member of the EICID Steering Committee
13 owners forwarded their apologies.

INTRODUCTION

Mr. Boudje Giljam, the independent chairperson of the meeting, welcomed all the residents of Eastlake Island, Mr. Joepie Joubert and Mr. David-John Michael Steyn to the meeting. Mr. Giljam noted that he was the chairperson of the Park Island CID and a previous chairperson of the Marina da Gama Executive committee.

The steering committee was introduced to the members.

Ms. Pam Hicks offered to take the minutes of the meeting.

The chairperson handed the meeting over to Mr. Peter Weir.

PRESENTATION

Mr. Weir thanked Mr. Jimmy Fitzpatrick for assisting with the website and the mailings to the members.

The following issues were highlighted during the presentation of the Eastlake Island CID:

- ✓ The CID will not replace ELISA. The CID is an umbrella organisation within which ELISA will continue to function but under an improved financial structure;
- ✓ All committee members serve on a voluntary basis;
- ✓ The City of Cape Town (CoCT) has set up 51 CIDs around the City, all of which are still functioning.
- ✓ Access to City services is facilitated through a CID representative in the CoCT.
- ✓ The budget was based on the results of the survey which identified security as the main priority for the members. 85% of the budget was allocated to security, which includes the guards at the entrance and CCTV cameras throughout the area. Further cameras and UPSs will be installed;
- ✓ ELISA is currently running at a loss and is not sustainable at its current fee of R260pm. A breakdown of the payments to ELISA demonstrated that out of the 161 homes in the geographical area there are 25 non-payers, others paying less than the R260 and further residents in arrears;
- ✓ Based on the budget submitted to the City of Cape Town, a factor of R0.001285 per rand value of the residential (excluding VAT) would be used to calculate the amount payable by the amounts towards the CID. This equates to an annual contribution of R1285 excl VAT (or R1477.75 incl VAT) per R 1 million of the municipal valuation. Mr. Weir noted the following:
 - 20 houses valued at <R2m would pay R260 or less
 - 100 houses valued at <R3m would pay between R260-R370
 - 49 houses valued at R3-4m would pay between R370-490
 - 10 houses valued at >4m would pay around R500
- ✓ To establish a CID, 60 % of households (i.e., 110 / 160 households) would need to vote yes following the next meeting in January 2024.

THE MEETING WAS OPENED TO QUESTIONS FROM THE FLOOR:

1. Geraldine Goldblatt put forward 3 questions: How would the CID interface with MDGA, CoCT and ELISA?
The CID would offer a supplementary service to those offered by the MDGA and the CoCT and would not take over any of the tasks currently performed by them currently. ELISA management is part of the steering committee of the CID.
2. What would be the criteria for selecting a security company?
Through a normal tender process.
3. What would be the policy regarding children accessing public open spaces?
Public open spaces are open to all users, including children. The CID will not have a policy to manage the POS but there will be intervention for any anti-social behaviour as has happened previously.
4. Sandra Daniels - how will the CID affect MDGA levies?

Members will continue to pay towards the MDGA who will remain responsible for its current functions. Currently the MDGA supplies 6 gardeners every 3 weeks to Eastlake Island. The budget includes an additional person, to be paid by the CID, to work under the same supervisor, but tasked with different work. The work to be completed will be based on the members' suggestions.

The chair noted that the Park Island CID insists that the Council continues with its current commitments; the MDGA continues to supply the gardeners. PICID has contracted Fynbos Life, an NGO to supply plants for Park Island as its commitment to social development.

5. Member - Why should lower valued properties pay less towards the CID when they are receiving the same benefits? Where is the equity?

Mr. Joubert advised that the paying of the additional rates is governed by one piece of legislation, Section 22 of the Municipal Property Rates Act, and can be found in Chapter 7 of the CID By-Law.

6. Wilma Calderwood - every 5 years there are rate increases. How will this increase affect the budget?

The additional rate for the CID is based on the annual budget of the CID which is approved by the members at an annual general meeting. The factor used to determine the additional rates will be amended based on the budget, not the increased rates valuation.

7. Illana van Wyk queried the basis used to establish the CID?

Currently there are many non-payers. ELISA is currently using its reserves to subsidise the levies to enable payment to the service providers. A well-run CID will add value to the properties within the geographical area.

8. Adrian Velaers noted that he was in support of the establishment of a CID but is doubtful, and the biggest challenge, to get the 60% buy-in from the residents within the area. He suggested that the boundaries be extended to incorporate Cannon Island and Fisherman's Quay.

The chair advised that the Park Island CID faced a similar issue and drew boundaries based on the existing security group Park Island Guarding. PICID received overwhelming support of 78% of the members. The CID has built a strong gees and community spirit.

The steering committee noted that incorporating areas outside the ELISA area increased the risk of establishing a CID. Once the CID was established, discussions could take place, at no risk to the established CID, to extend the geographical boundaries, and submit a new application for a larger CID. The sustainability of the current security under ELISA is at risk of collapsing, and there is a matter of urgency to establish the EICID.

9. Tony Knowles enquired whether the tender process follows the same public procurement rules as the City of Cape Town.

Mr. Joubert advised that the CID will formulate its own procurement policy abiding by a legislative process of openness and transparency.

10. Barry Barnard enquired on the expansion of work on the waterways.
The CID will not be responsible for any work on the waterways, which is public property. The CID will require representation on the responsible bodies i.e., Cape Nature and COCT Storm water and influence their decisions. Members are encouraged to volunteer for this and other roles. Participation is essential to making the community function well.
11. Robin Carlisle exhorted all to support the establishment of a CID. The traditional approach to community safety is collapsing, as shown in both Uitsig and Park Island due to funding issues. Using the CoCT mechanisms for funding is the only viable option.
The MDGA has proven that it cannot manage 1300 houses, whereas a smaller scale organisation works to bond the community. The transformation of Scotts Estate is a CID success story.
12. Simon Williams enquired on the time it took for the establishment of the Park Island CID. The CID was approved on 31 May 2023 and implemented on 1 July 2023. The tender process was drafted, and service providers were approved by the steering committee to allow the latter to start on 1 July 2023.
13. How do the Park Island rates compare with Eastlake Island?
The chair noted that the average house value is between R2 million – R4,5 million resulting in a levy of between R200 – R400 per month. There are 200 properties in Park Island compared to the 160 properties in Eastlake Island CID area.

A discussion on the formulation of the budget ensued. It was noted that the budget is flexible, the CID must utilize 90% of the budget, however the funds can be re-allocated where there is a greater/lesser need. The budget was determined based on the current payment + 10% increase to ELISA. ELISA would have been required to increase its levies by at least 10% to remain viable. The council retains 3% of the budget to allow for bad debts, but these funds are released if rates are paid in full by members.

CLOSURE

The chair requested that the attendants review the website and forward any comments through to the steering committee to info@eastlakeislandcid.co.za by 7 December 2023.

The date of the second public participation in mid- January 2024 would be communicated to members by email and the various WhatsApp groups.

The chair thanked those present for attending and participating in the meeting.

The meeting closed at 19:45.

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COMMUNITY IMPROVEMENT DISTRICT [EICID] TO BE HELD AT THE SAN MARINA CLUB
HOUSE, 8 COOTS ROAD, UITSIG, MARINA DA GAMA ON THE 9 JANUARY 2024 @ 19:00**

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|--------------------------|---|
| 1. Welcome | Boudje Giljam (independent chairperson) |
| 2. Presentation | Peter Weir |
| 3. Q& A session | open to the floor |
| 4. Confirmation of dates | |
| 5. Closure | |

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COMMUNITY IMPROVEMENT DISTRICT [EICID] HELD AT THE SAN MARINA CLUB HOUSE, 8
COOTS ROAD, UITSIG, MARINA DA GAMA 9 JANUARY 2024 AT 19:00**

PRESENT:

Boudje Giljam	Independent Chairperson
Peter Kruyt	Member of the EICID Steering Committee
Peter Weir	Member of the EICID Steering Committee
Jesimine Naidoo	Member of the EICID Steering Committee
Cheryl Philip	Member of the EICID Steering Committee
33 residents (plus partners)	

VISITORS

David-John Michael Steyn	City of Cape Town CID Branch
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APOLOGIES

Jill Hartley	Member of the EICID Steering Committee
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INTRODUCTION

Mr. Boudje Giljam, the independent chairperson of the meeting, welcomed all the residents of Eastlake Island and Mr. David-John Michael Steyn to the meeting.

The chairperson handed the meeting over to Mr. Peter Weir.

PRESENTATION

Mr. Weir addressed the meeting going through the presentation which is available on the website of the Eastlake Island CID. (www.eastlakeisladcid.co.za)

The following issues, like those discussed at the first public participation meeting held on 7 November 2023, were highlighted during the presentation of the Eastlake Island CID:

- ✓ The City of Cape Town (CoCT) has set up 51 successful CIDs around the City;
- ✓ Access to City services is facilitated through a CID representative in the CoCT.

- ✓ The budget was based on the results of the survey which identified security as the main priority for the members. 85% of the budget was allocated to security;
- ✓ ELISA is currently running at a loss and is not sustainable at its current fee of R260pm. Some members are paying between NIL and the current rate of R260 per month;
- ✓ To establish a CID, 60 % of households (i.e., 97 of 161 households) would need to vote yes by the 31 January 2024.

THE MEETING WAS OPENED TO QUESTIONS FROM THE FLOOR:

Budget:

The first-year budget is difficult to prepare as, except for security, which is 85% of the budget, costs for the various service providers are not available. Security costs in the budget include the annual increase due in November and installation of a UPS at a number of the cameras. The remaining 15% of the budget is mainly under general expenses which include accounting costs, communication and expenses relating to the annual general meeting. Other costs include repairs to the guard hut and signage. The budget is extremely tight, and no funds are available for discretionary spending. Once the CID has been approved by the CoCT, the committee will look for appropriate service providers and ensure that costs are kept as low as possible. The budget is approved by the members at the annual general meeting.

Interaction with stakeholders:

The CID is complementary to the work carried out by the Marina da Gama Association and the City of Cape Town. The CID will NOT take over any of the work carried out by either of these entities. This will ensure that there is no conflict between the CID and these stakeholders.

Why should lower valued properties pay less towards the CID when they are receiving the same benefits?

This is the only way that the CoCT can collect the funds on behalf of the CID.

[Addendum to the minutes - Although not mentioned at the meeting, Mr. Joubert advised at the first meeting held on 7 November 2023 that the paying of the additional rates is governed by one piece of legislation, Section 22 of the Municipal Property Rates Act, and can be found in Chapter 7 of the CID By-Law].

Management of CID:

The CID will be managed in line with the rules and regulations of the Companies Act of South Africa.

CLOSURE

- All documents will be made available on the website by 11 January 2024;
- Further comments to the business plan can be forwarded through to the steering committee at info@eastlakeislandcid.co.za by 8 February 2024;
- Closing date for consent/objection forms is 31 January 2024.

The chair thanked those present for attending and participating in the meeting.

The meeting closed at 19:45.

Signed on behalf of the Steering Committee

The following questions were raised verbally AFTER the meeting and do not form part of the minutes but are included for full disclosure:

1. Appointment of directors - how are the directors/committee chosen and are residents free to vote members off or onto the board:

In accordance with the Memorandum of Incorporation (MOI) of the company, which is in line with the Companies Act, all directors of the board are appointed at the annual general meeting. So, the directors will be nominated to the board by the members. The MOI cannot be amended in any way – it has been prepared by the City of Cape Town and it is the same MOI as used by all the CID's in the Western Cape. As a company affiliated to the City of Cape Town there is less flexibility than most private companies which often do not require audits etc.

The first directors of the company will be the steering committee, but they must stand for re-election at the first annual general meeting.

2. How can the CID ensure that the funds are used by the Council as set out in the budget?
The Council only collects the funds on behalf of the CID. The funds are paid over on a monthly basis to the CID to pay for the service providers. The CID and the members drive the budget.