

## EASTLAKE ISLAND COMMUNITY IMPROVEMENT DISTRICT (CID) NPC

### MINUTES OF THE MEMBERS' MEETING OF THE EASTLAKE ISLAND CID HELD AT THE SAN MARINA CLUBHOUSE ON THE 4<sup>TH</sup> DECEMBER 2024 AT 19:00

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#### *Present:*

Cheryl Philip	Chairperson
Peter Kruyt	Director
Peter Weir	Director
Pam Hicks	Director
Barrie Barnard	Committee Member
David-John Michael Steyn	Representative of the CoCT CID Branch
Izabel Sherry	Councillor Ward 64

Members, property owners and guests as per attendance register

*Apologies:* Mandy Marr – Councillor Ward 61 and members of the community

#### **WELCOME AND APOLOGIES**

The chairperson welcomes all members, property owners and stakeholders to the first members' meeting of the Eastlake Island Community Improvement District (ELICID). The members of the board and committee were introduced to the attendants. A special welcome was made to David-John Steyn from the CID Branch of the City of Cape Town and Izabel Sherry, our ward 64 councillor. The chair advised that Ms Sherry is the nominated Board Observer at our board meetings on behalf of the City, with Mandy Marr as the alternate board observer. The board was privileged to have Ms Marr her attend our previous board meeting held on 28<sup>th</sup> November 2024.

#### **MEMBERSHIP**

The chair confirmed that 55 property owners of the 154 eligible property owners registered as members of the CID. Registration forms were available at the entrance.

#### **QUORUM**

As per the City By-law, a quorum for this meeting is 10% of the registered members of the CID. In line with the by-law, a quorum is only 6 members. Sixteen voting forms including 4 proxies were distributed. The chair declared that, as the necessary quorum was present, the meeting to be properly constituted.

#### **NOTICE OF MEETING:**

The notice of meeting was advertised in the Cape Argus on the 7<sup>th</sup> November 2024 and Die Burger on the 8<sup>th</sup> November 2024. It was also circulated to all property owners in October 2024. The notice has therefore been advertised for the prescribed period of a minimum of fifteen working days.

#### **CHAIRPERSON'S REPORT/ FEEDBACK ON OPERATIONS : JULY – DECEMBER 2024**

The Eastlake Island CID was approved by the City of Cape Town at the end of May 2024 after close to 80% of our property owners approved of the establishment of the CID. Thank you for your awesome response and your confidence in us, the process, and the future of the CID.

The company was incorporated in June 2024 and ever since that day, the committee has been extremely busy setting up the Company to ensure that it is successfully and transparently managed. Yes, our CID is a company, which follows not only all the rules and regulations of the City's by-laws, but complies with the legal requirements of the POPI Act, the Companies Act, SARS directives etc.

The CID received its first tranche of funds from the City at the end of September 2024, due to all the administration requirements that needed to be implemented. The CID was in the fortunate position to get an

interest-free loan from ELISA as some of the residents had paid in advance to ELISA. The CID is now paying this loan back which will allow ELISA to re-imburse its creditors.

Without asking, Deep Blue reduced its rates to the CID for the supply, maintenance and monitoring of the cameras. The CID budget for this year also included the installation of UPS on some of the cameras, but due to the reduction of load-shedding we have not installed a single UPS. This has allowed the CID to install a further 2 cameras in our area. Our annual budget included only the installation of one camera in March 2025; the CID has therefore more cameras than our budgeted plan. We may install a further camera next year – but this is obviously dependent on the macro-economic situation in the country – loadshedding or no loadshedding?

On behalf of our Marina Community, the Chair thanked Peter Kruyt and Peter Weir for all their input into Public Safety, not only the last couple of months, but over the last many many years.

About 80% of our budget goes towards public safety. The other three pillars of the CID are Communications, Social Upliftment and the Environment.

Communication – two newsletters have been circulated to members. The website has been revamped and includes all the necessary information and forms for the CID. The website is updated as necessary. The chair thanked Jimmy Fitzpatrick for the original website and the assistance with the distribution of the newsletters, without compensation.

Social upliftment - Barrie Barnard (and his wife) visited several of NGO's in Vrygrond. The chair noted that the budget allocation towards social upliftment is not sufficient to make a meaningful impact in Vrygrond and many community members support NGO's and our indigent neighbour's across the road. A questionnaire will be circulated in the new year to drive the project forward. Books were donated to Loxion Library and toiletries to the Sunrise Educare Centre. The chair thanked all those that contributed.

The final pillar, the environment, has not been as successful as the rest. Rudy Kindler has requested to become a member of ZPAAC, the advisory board responsible for the Zandvlei Estuary.

The upkeep of the public opening spaces requires a long-term strategy, Pam Hicks has submitted a proposal to the Committee. All property owners pay rates and taxes and with that, the City is responsible for the upkeep of the many parks and recreation areas in the City, which includes the public open spaces in Eastlake Island. The CID can only monitor the contractor's mowing of the public open spaces and complain to the department when they don't. Pam and Caroline Peirce are commended for their patience and perseverance over the last few months.

The CID is also reliant on the gardeners of the Marina da Gama Association overseen by Andie Pycroft. The CID's limited budget is not sufficient to hire a regular gardener. The survey will also cover parks and recreation.

At this point, the chair moved onto the rest of the agenda, the budget for the next financial year. All the necessary documentation is on the website.

#### **BUDGET – REVIEW OF THE BUDGET FOR 2025/2026**

Copies of the budget were made available on registration. The budget was not updated from that discussed in detail at the two meetings in 2023 and submitted with the CID application to the City. The budget allowed for an increase of 6.9%, which means that your payment from July 2025 to the CID will be increased by 6.9%. The chair advised that after 5 months in operation, the CID is not yet in a position to amend the budget. No questions were raised about the budget.

## REVIEW OF THE IMPLEMENTATION PLAN FOR 2025/2026

The implementation plan has not been updated to that which was submitted with the CID application to the City. The implementation plan covers the management of the Company to ensure that the board manages the company within set parameters. No questions were raised about the implementation plan.

## CONFIRMATION OF THE COMPANY SECRETARY

The chair advised that she had been appointed by the board as the Company Secretary in July 2024. She further advised that, as a company secretary should have an arm's length relationship with the board, the committee approached the City CID branch and had the appointment ratified by the City. To confirm, as a professional Company Secretary, the chair acts in this capacity for four listed companies on the JSE Securities Exchange. No questions were raised about the appointment of the Company Secretary and the appointment was therefore confirmed.

## RESOLUTIONS:

All registered members of the CID at the meeting were handed a ballot paper to vote on the resolutions. For the passing of the ordinary resolutions, votes of more than 50% must be voted in favour of the resolution, in person or by proxy. The results of the voting is as follows:

Resolution	Approve	Against	Abstain	% pass
Election of director – Rudy Kindler	16	0	0	100%
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Appointment of auditor – Swemmer, MacInnes and Associates	16	0	0	100%

## GENERAL

The chair thanked Jesse Naidoo and Caroline Peirce who stepped down from the committee during the year for their input during the year. The chair advised that Pam Hicks was not eligible to stand for re-election due to the small rebate she receives from the City.

Mr Weir advised that Peter Kruger had offered his assistance on the Parks and Recreation portfolio, which was gratefully accepted. Mr Kruger would similarly not join the committee as a director and Pam would continue to assist on the portfolio,

## THE MEETING WAS OPENED TO THE FLOOR FOR QUESTIONS

The meeting was opened to those present. Izabel Sherry and David-John Steyn assisted the CID committee as required.

*What are the consequences of not spending the budget by end June 2024* – The funds are rolled over to the following year, however, the utilisation of the budget is a measure of how the services are delivered. The first year is always the most difficult for budgeting purposes. The chair advised that admin costs have been contained. The CID also needs to build up 2-months reserves.

*Security personnel* – noted that the personnel at the entrance to the area are watchmen and not security guards as they do not carry defensive equipment and are not enforcement officers. When noting any issues, they report to Deep Blue who will take any necessary action. The service provider is not a member of Private Security Industry Regulatory Authority (PSIRA). Wages are aligned with the labour Laws of South Africa. It is not the mandate of the public safety providers in Eastlake Island to attend to security issues outside the border of the

geographical area. Mr Weir will investigate the provision of electricity in the “guard hut” for heating purposes during the winter.

*Membership of the CID:* As a registered NPC, in line with the business model of the CID, property owners must apply for membership of the CID. Each member, with a property value of up to R5 million, has a single vote. Extra votes are based on the CoCT valuation. Confirmed that the geographical area of the Eastlake Island CID is from the vehicular bridge including the homes behind the “guard hut”.

*Traffic matters;* the meeting addressed the need for a 4-way stop before the “guard hut”; stop signs, speed bumps and speed limit signs. A request has been submitted to the traffic department for some of the matters and Peter Weir will submit a further request for the 4-way stop. The community will be included in any decision relating to speed bumps because of the effect of speed bumps on emergency vehicles and the costs of installation. The chair advised that Peter Weir had recently taken over the infrastructure portfolio along with the public safety portfolio. Councillor Sherry will assist to drive all the requests.

*Waterways:* the accumulation of debris in the coves was noted. Councillor Sherry would discuss with Kyran and revert.

#### **CLOSURE**

Mr Kruyt thanked the chair for her contribution to the CID.

As no further questions were raised, the chair closed the meeting. The chairperson thanked the members, guests and residents for attending and participating at the meeting.

Signed by the chairperson



**CHERYL PHILIP**