



**SPECIAL GENERAL MEETING MINUTES
MILNERTON LIBRARY AUDITORIUM, PIENAAR ROAD, MILNERTON
WEDNESDAY, 06 DECEMBER 2017 AT 10H00**

PRESENT

As per Attendance Register

The meeting opened at 10h10

WELCOME & APOLOGIES

Mr de la Porte welcomed all to the meeting and thanked those present for taking the time to attend.

Apologies received: John Ackermann

MEMBERSHIP

There are currently 64 members.

QUORUM

There are 13 members present, thus a quorum is in attendance.

APPROVAL OF AGENDA

This was unanimously approved by members present.

CHAIRMAN'S REPORT

Welcome to the first Special General Meeting of the Montague Gardens-Marconi Beam NPC which trades as the Montague Gardens-Marconi Beam Improvement District (MMID).

Please forgive the lack of refreshments but we aim to save members money where we can. This is also the reason why we have not provided you with glossy printed reports. All the relevant documents can be found on the website for your perusal.

The MMID was officially established on the 1st of July 2017 and in terms of the City of Cape Town By Laws, CID's are obliged to hold an SGM within six months of establishment. We will hold an annual general meeting (AGM) after our financial year end which is July 2018.

The MMID board currently consists of six unpaid Directors, who were also the founding members. The board can have up to 11 Directors.

There are six main programmes that a CID is responsible for in terms of its mandate. Each programme or portfolio should have a corresponding Director. Our board is made up as follows:

- **Chair:** Jonty de la Porte
- **Operations portfolio:** Camilla Keating
- **Finance portfolio:** Jedd Williams
- **Safety & security portfolio:** Tony Pronk
- **Cleansing portfolio:** John Ackerman
- **Urban management portfolio:** Peter Mann
- **Social development portfolio:** Empty



- **Marketing & public relations:** Empty

To keep the budget down and the "top up levy" to a minimum, the Directors of the MMID elected not to appoint a management company to manage the CID on their behalf. To make the operations of the MMID more sustainable going forward, we are looking for property owners or their appointed representatives, who could be tenants, to volunteer to either become Directors or form part of sub-committees.

To reach its full potential, the MMID needs your support and for you to get involved in its activities, even a small contribution will help.

A big thank you to our board of directors for the time and effort that they have put into the establishment and operations of the MMID to date. I truly appreciate it.

The Directors have appointed two permanent staff members to manage and undertake the day to day operation of the MMID on their behalf:

Gary Bower: Operations Manager

Lianne Lippert: Assistant to the Operations Manager & administrator.

A special thank you to those property owners who funded the establishment of the MMID by providing seed capital without any guarantee that their contributions would be refunded.

Contributors are listed below in alphabetical order:

- AMS - Air Movement Supplies
- Action Frames
- De La Porte Property Group
- Expo Property Organization
- The Ivor Korck Trust
- Jack Agencies
- Montague Gardens Hardware
- Montague Park Body Corporate 2
- Pure Air Technologies
- Platinum Junction Body Corporate

I also want to extend our appreciation to Eddie Scott and his team from the City of Cape Town who have supported and guided us throughout the process of establishing the MMID.

The success of a CID can to a large extent be attributed to partnerships and relationships. We have established good working relationship with several City of Cape Town departments but especially Law Enforcement and Solid Waste. Milnerton SAPS have also supported us when we have needed them. We look forward to expanding and improving on these relationships in the years to come.

The directors outsourced safety & security operations to Star Rapid Response and cleansing operations to Vizual Multi Services Group, after a competitive process. They have both performed well and we are confident that our relationship with them will strengthen going forward.

Although we operate on a tight budget, I am proud to report that we have achieved a lot within the first six months of operations and we are confident of achieving even more by the end of July 2018.



MMID

Montague Gardens-Marconi Beam
Improvement District

OUR AREA, OUR COMMUNITY, OUR SAFETY, OUR SHARED RESPONSIBILITY

Incidents of crime and vagrancy have dropped. Levels of crime and grime are linked in terms of the "broken window strategy" that was so successful in reducing crime in New York. Criminals tend to stay away from cleaner and well looked after areas. To this end, we urge businesses to be neater in the way they run their business and to maintain their properties and verges. It will not only add value to their properties and the area, but it will have a positive effect in reducing crime.

We still face several challenges, which are mostly linked to the poor state of the economy. Homelessness, certain types of crime, drug dealing and drug taking are going to be hard to deal with. Illegal dumping is proving to be a major problem. Unfortunately, we have noticed that businesses in the area are also guilty of illegal dumping and polluting the environment.

Projects and goals for next year:

- Install CCTV cameras.
- Partner with NGO's and the City of Cape Town, to deal with homeless people and vagrants in a positive way such as creating job opportunities.
- Plant verges with indigenous, drought tolerant ground cover.
- Start the "Best kept verge" competition to encourage businesses to maintain their verges.
- Start a sustainable recycling initiative.

Finally, I want to thank our operations manager Gary Bower for his hard work to date.

The MMID wants to add value to your area, your investments and your businesses. Please help us to achieve our goals by getting involved, providing advice, ideas, motivation and constructive criticism when it is due.

Thank you for attending this meeting and for your support.

FEEDBACK ON CID'S OPERATIONS 2017-18 PRESENTED BY GARY BOWER

Operations Manager, Gary Bower, gave a presentation outlining what has been accomplished in the first 6 months of MMID operation. The presentation is available on the MMID website.

APPROVAL OF IMPLEMENTATION PLAN 2018-19

This was unanimously approved by members present.

PRESENTATION OF BUDGET BY THE FINANCIAL DIRECTOR, JEDD WILLIAMS

Mr Williams presented the proposed 2018/2019 budget, highlighting minor changes that were proposed.

APPROVAL OF BUDGET 2018-19

This was unanimously approved by members present.

CONFIRMATION OF AUDITORS

The auditors appointed is Harry Curtis & Co.

This was unanimously approved by members present.

Mr Nicholls was thanked for all his efforts in assisting the MMID with compliance and to register the NPC. Mr Nichols in turn congratulated the MMID for its achievements to date.

CONFIRMATION OF COMPANY SECRETARY



MMID

Montague Gardens-Marconi Beam
Improvement District

OUR AREA, OUR COMMUNITY, OUR SAFETY, OUR SHARED RESPONSIBILITY

A Company Secretary had not yet been appointed.

A unanimous mandate was given to the Board to appoint an auditor as the Company Secretary.

ELECTION OF BOARD MEMBERS

The following members volunteered to serve on the Board of Directors;

Conan Cole - Vizual Multi Services Group

Piet de Klerk - Tamarix Marine cc.

Nick Nichols - Nicholls Accounting

The officials from City Improvement District Unit, has asked if an owner who is also a service provider, could stand as a Director. It was confirmed that is was permissible because the service provider was appointed prior to Mr Cole becoming a Director provided Mr Cole would not be allowed to take part or vote on any decisions made surrounding the services that his company provides the MMID.

GENERAL / Q & A

Ivan Burnham-King suggested that skips be provided at hot spot illegal dumping locations. A concern was raised that this could lead to people abusing the skips. It was also pointed out that skips are no longer available from Solid Waste. Mr Cole offered guidance on skips and Mr de la Porte stated that the board would consider the suggestion.

Mr de Klerk asked about the wall along Omarumba Road that has collapsed in places. This query was referred to Cllr Ngeyi, who asked Mr de Klerk to send the query through to his office.

Meeting adjourned at 11:20

Minutes accepted as correct

These minutes were accepted as correct by _____

Seconded by _____

On ___/___/____

Chairman