



MMID
Montague Gardens-Marconi Beam
Improvement District

ANNUAL GENERAL MEETING MINUTES
Tuesday, 03 November 2020 at 10h00
Unit 3, 4 Platinum Close, Milnerton

WELCOME & APOLOGIES:

Gary Bower, MMID Operations Manager, opened the meeting at 10:12, welcomed everyone and thanked those present for taking the time to attend. The meeting is also being taped on Facebook Live.

PRESENT: As per Attendance Register

APOLOGIES: RMI Property Trust (Johan Venter), Mrs. J. Rogers, Pedro Abrunhosa

MEMBERSHIP RESIGNATIONS:

There have been no member resignations this past year.

NEW MEMBERS:

There have been 3 new members, HF Zuanni & DA Zuanni, Jack Agencies, De Vries Interiors.

QUORUM TO CONSTITUTE A MEETING:

There are 26 members and 6 guests in attendance, thus a quorum is achieved.

PREVIOUS AGM MINUTES:

- *Approval:* 2019 AGM Minutes were approved by S. Pronk, seconded by H. Ferguson
- *Matters arising:* None

CHAIRMAN'S REPORT AND FEEDBACK ON OPERATIONS 2019/20:

David Enticott presented his report, as well as feedback on the Operations of 2019/20. The report is attached and will be loaded on to the MMID website under the documents page.

Brigadier Stander, Station Commander at Milnerton SAPS, gave a brief report of crime in the area, and stated he is happy with the downward trend.

Gary Bower gave a brief explanation about the urban cleaning currently being done inhouse, including recycling initiatives. It was proposed that the Cleaning team no longer be outsourced and to be done inhouse from January 2021. All members present approved the proposal.

NOTING OF AUDITED FINANCIAL STATEMENTS 2019/20:

These have been posted on the MMID website, as well as being on display at the AGM venue.

The 2019/20 AFS were noted.

A full copy of the signed audited Annual Financial Statements is available on the MMID website.



BUDGET:

Noting of additional surplus funds utilized in 2019/20: The CCTV project is underway. Despite COVID lockdown causing delays, FANG have worked with 2 teams and overtime to ensure the project is on track for completion at the original expected date.

Approval of additional surplus funds utilization for 2020/21: The Cleaning team will operate inhouse, thus surplus funds for 2020/21 is requested to purchase a vehicle and equipment for the team. This was approved by the members present.

Approval of surplus funds utilization for 2021/22: This was approved by the members present

Approval of the budget for 2021/22: This was approved by the members present and is available on the MMID website.

APPOINTMENT OF AUDITORS:

The auditors are to remain as Harry Curtis & Co.

This was approved by the members present

CONFIRMATION OF COMPANY SECRETARY:

The proposal of the auditors to remain as company secretary was presented.

This was approved by the members present.

APPROVAL OF IMPLEMENTATION PLAN 2021-22:

This was approved by the members present.

ELECTION OF BOARD MEMBERS

In terms of the MOI, 20% of the Directors must resign from the board but may stand for re-election. O Lloyd, A Williams, and F de Roubaix resigned and are not available for re-nomination.

No nominations were received, thus there are no new Directors on the Board.

GENERAL and Q & A:

- Annemarie Barnard - how are the verge upgrades maintained?
Gary Bower - we have a trailer, and bowser with pump. The cleaning team weeds, cuts and waters during their weekly routine.
- Carl von Doring - Have the CCTV funds been fully spent?
Gary Bower - half was paid upfront as a deposit, with the balance due at the end of installation.
- Alvarino da Mata - The Informal Traders are expanding further into the MMID area. What is being done about this?
Dave Enticott - The MMID is keeping a hand on the traders and regularly corresponds with the Informal Traders office. Complaints were lodged against the proposed Trading Plan; however, this has been postponed due to COVID-19. We will again lodge complaints when this process is re-opened.



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- Schulla Pronk - Why was the Public Participation process stopped? The closing date was 26th March 2020.
Karen Davies - an extension had been requested, which fell within lockdown period. Thus, the entire process was postponed and will be re-opened from the start when restrictions have been lifted.
- Mark Prutton - The Omuramba / Freedom intersection has been a mess for a long time. When will this be sorted out?
Gary Bower - the Omuramba footpath falls outside the MMID borders and thus we are unable to spend money on it. The MMID regularly engages with the Ward Councillor to request assistance to clean that section up. The skip that used to be placed there was regularly vandalised and thus was removed. The vagrants that are camping there cannot be removed due to COVID restrictions on displaced persons being moved without alternative accommodation in place.
- Mark Stuart - Why did MMID spend so much money previously on the Omuramba footpath and wall?
Gary Bower - These repairs were authorised by the previous Board and was undertaken under the Social Upliftment programme. However, it was decided that too much money was being spent on a regular basis and this was not fair to the property owners who pay additional rates for their own area's upliftment.

All matters tabled and no further questions being raised, the meeting **ADJOURNED** at 11:15

MONTAGUE GARDENS MARCONI-BEAM
IMPROVEMENT DISTRICT (MMID)

2020/21

PROPOSED UTILISATION OF ACCUMULATED SURPLUS

EXPENDITURE		Proposed Budget	
		R	
Projects		-	0,0%
Specify Project			
Specify Project			
Specify Project			
Capital Expenditure: PPE		405 000	100,0%
CCTV / LPR Cameras		55 000	
Computer Equipment			
Office Equipment			
Office Furniture		350 000	
Vehicles			
Specify Other			
Specify Other			
TOTAL EXPENDITURE		405 000	100,0%

CLEANING START UP

MONTAGUE GARDENS MARCONI-BEAM IMPROVEMENT DISTRICT

Form 3

(MMID)

2021/22

PROPOSED BUDGET

	As per Business Plan	Proposed Budget	Variance
INCOME	R	R	R
Revenue - SRA Add Rates	-7 844 727 100,0%	-7 844 727 100,0%	- 0,0%
Other: Accumulated Surplus	- 0,0%	- 0,0%	- 0,0%
TOTAL INCOME	-7 844 727 100,0%	-7 844 727 100,0%	- 0,0%
EXPENDITURE	R	R	R
Employee Related	1 375 812 17,5%	1 174 064 15,0%	-201 748 -2,6%
Salaries and Wages	1 258 364	900 000	-358 364
PAYE, UIF & SDL	12 584	151 200	138 616
Allowances: Locomotion	-	-	-
COIDA	-	18 000	18 000
Bonus provision	104 864	104 864	-
Core Business	5 435 793 69,3%	4 700 000 59,9%	-735 793 -9,4%
Cleansing services	363 783	600 000	236 217
Environmental upgrading	169 785	250 000	80 215
Law Enforcement Officers	786 478	240 000	-546 478
Public Safety	3 171 973	3 150 000	-21 973
Public Safety - CCTV monitoring	786 478	300 000	-486 478
Public Safety - CCTV - Lease of cameras	-	-	-
Social upliftment	157 296	160 000	2 704
Urban Maintenance	-	-	-
Depreciation	48 000 0,6%	591 000 7,5%	543 000 6,9%
Repairs & Maintenance	23 594 0,3%	23 000 0,3%	-594 0,0%
Interest & Redemption	140 000 1,8%	- 0,0%	-140 000 -1,8%
General Expenditure	586 186 7,5%	655 100 8,4%	68 914 0,9%
Accounting fees	55 053	60 000	4 947
Advertising costs	-	9 500	9 500
Auditor's remuneration	23 594	22 000	-1 594
Bank charges	7 865	12 000	4 135
Catering & Food	-	7 500	7 500
Communication	15 730	7 500	-8 230
Computer expenses	15 730	15 000	-730
Contingency / Sundry	-	10 000	10 000
Insurance	49 810	75 000	25 190
Lease rental on equipment	15 730	-	-15 730
Marketing and promotions	39 324	40 000	676
Meeting expenses	7 865	9 000	1 135
Minor tools & equipment	-	45 000	45 000
Motor vehicle expenses	23 594	30 000	6 406
Office cleaning costs	-	6 000	6 000
Office rental	117 972	192 600	74 628
Office security	3 932	-	-3 932
Printing / stationery / photographic	15 730	24 000	8 270
Protective clothing	7 865	10 000	2 135
Refreshments and Teas	9 438	6 000	-3 438
Secretarial duties	-	5 000	5 000
Seed Capital	98 310	-	-98 310
Telecommunication	62 918	35 000	-27 918
Training	15 726	10 000	-5 726
Utilities (not CCT)	-	24 000	24 000
Capital Expenditure (PPE)	- 0,0%	466 221 5,9%	466 221 5,9%
CCTV / LPR Cameras	-	466 221	466 221
Bad Debt Provision 3%	235 342 3,0%	235 342 3,0%	- 0,0%
TOTAL EXPENDITURE	7 844 727 100,0%	7 844 727 100,0%	- 0,0%
(SURPLUS) / SHORTFALL	-	-	-
GROWTH: EXPENDITURE			-5,9%
GROWTH: ADDITIONAL RATES REQUIRED			8,0%