

## **Minutes of the Annual General Meeting of the Mount Rhodes Community Improvement District members held at St Peters Hall on the 6 November 2018**

### **Present : Homeowners as per attendees list**

Dale Lippstreu welcomed all to the meeting and thanked them for attending.

He said that as the timing of the meeting coincided with the AGM of the old Mount Rhodes Residents Association it was appropriate that before commencing the MRCID meeting he should first report on the financial outcome of MRRA year just ended.

He put up a slide showing the MRRA budget for the year to the 30<sup>th</sup> September 2018 showing that the MRRA anticipated collecting levies of R3,500 each from 57 homeowners which together with a small amount of interest income would produce aggregate income of R200,460 for the year. The budget provided for expenditure of R78,720 on maintaining the perimeter electric fence, R48,000 for bush clearing around the fence line, R73,154 on upgrading security cameras and R24,000 on repairs and maintenance.

He then put up a slide showing the actual outcome for the year which showed significant divergences from the budget. He pointed out that there had been a revenue shortfall as only 47 homeowners had paid the annual levy in full and a further 5 homeowners had made partial payments resulting in aggregate income of R173 272. Costs had also varied considerably as it had not proven to be financially viable to proceed with the camera upgrade project. There had been an unbudgeted cost of R32,743 as it had become necessary to supplement payments made by homeowners to Deep Blue for guarding services. As a result of these and other variations the MRRA ended the year with a surplus of R177,493 which would be donated to the MRCID.

Dale then opened the MRCID members meeting. He started by pointing out that the establishment of the CID had been approved by the CoCT Council on 31<sup>st</sup> May 2018. Formal establishment however required registration of a non-profit company and that this had been achieved on 15<sup>th</sup> October. The founding directors and their roles were as follows:

- Dale Lippstreu – Chair
- Greg Scott Security & Operations
- Corne Dreyer – Finance
- Debbie Taylor – Communications

Klaus Hanhardt had also agreed to serve on the Steering Committee and to oversee and manage fence maintenance. He reminded everyone that all homeowners were entitled to be a member of the company and to vote on matters pertaining to it. He invited anyone interested to become involved and said that the board was open to admitting further directors. He said that the primary impact of the establishment of the CID was:

- All homeowners now contribute
- Funding was therefore increased
- An income stream was now guaranteed for the next 5 years with the result that the CID was in a position to enter into a long term service agreements and leases.

Dale then put up a slide showing the budget for the NPC for the year ahead as below:

<b>CID BUDGET 2018-19</b>			
<b>Levies</b>	R528 578		
Donation from MRRA Trust	R40 729		<b>R569 307</b>
Security	R345 000		
Bush clearing etc	R35 800		
Repairs & maintenance	R75 000		
Auditors remuneration	R15 000		
Accounting fees	R14 000		
Advertysing costs	R1 000		
Back charges	R1 600		
Computer Expenses	R3 500		
Contingency sundry	R4 150		
Insurance	R9 600		
Marketing & promotions	R800		
Meeting expenses	R1 000		
Printing & stationary	R1 000		
Telecommunication	R1 000	R508 450	
<b>Projects</b>			
Lanscaping at entrance	R30 000		
Bush clearing	R15 000	R45 000	
Provision for bad debts	R15 857	R15 857	<b>R569 307</b>

The basis of the calculation of the levies added to homeowners rates accounts was queried from the floor and Dale responded that the amount was determined as a percentage of homeowners rates bill. He said that this percentage was limited to a maximum of 25% of rates payable.

Dale then handed over to Greg Scott who presented the new security strategy for the MRCID. Greg advised that after extensive evaluation of the options available it was proposed to enter a leasing and services agreement with Deep Blue Security in terms of which they would install and maintain 20 CCTV security cameras together with monitoring and armed response services. The security solution would include thermal imaging cameras, monitoring and case management software, license plate recognition functionality in the case of a camera at the entrance to Mount Rhodes and a linkage to the central database of stolen and suspicious vehicles.

Greg said that the cameras would only cover the perimeter of Mount Rhodes but it was proposed that Deep Blue would offer the same services and pricing to homeowners who wished to install CCTV cameras on their properties. He said that it was proposed that Deep

Blue would retain a dedicated patrol vehicle in the area so that there was a visible presence and a prompt response to any incident or suspicious activity.

Greg further advised that on an independent and unrelated basis ADT would also be installing 7 cameras within the perimeter of Mount Rhodes at no cost. Their objective in doing so was to expand their network of coverage and that this would contribute further to security in Mount Rhodes.

Greg made it clear that the proposed CCTV based security strategy would result in the guards at the entrance to Mount Rhodes being removed. He said that while he recognized that many residents felt that the guards did contribute to the security of Mount Rhodes the CID was faced with a binary choice as it could not afford both guarding services and monitored cameras backed by armed response. This gave rise to an active discussion from the floor with several members expressing their concerns about removing the guards. It was asked whether the existing guards could not be replaced with those from PPA which provided patrolling and response services in Llandudno. Dale reported that the option had been considered but had been dismissed as the charges of PPA would be more than double the CID's entire security budget. The matter was resolved on the basis that it was accepted that the CID could not afford both and that CCTV monitoring was the better option.

A further concern was raised relating to the management of the top gate on the back boundary of Mount Rhodes. It was pointed out that there were frequent problems with the top gate being left open or with persons being locked out. Dale said the problem was caused by damage done to cables during the course of the Kerzner development. He said that it did not make sense to replace nearly 2km of cabling as it was proposed to switch operation of the gate to a radio based system under the new security strategy.

Greg concluded by saying that the CID was engaged with preparing a SLA with Deep Blue and that it was hoped that the new services would be in place early Jan/Feb 2019.

The meeting was then closed.

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Signed as a true record

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Date