

MINUTES OF THE ANNUAL GENERAL MEETING OF MEMBERS OF MRCID NPC HELD AT ST PETERS CHURCH HALL ON 20th NOVEMBER 2020

Welcome and apologies

Dale Lippstreu (DL) opened the meeting as chairman of MRCID NPC and thanked all those present for attending. He specifically thanked Joepie Joubert (or was it Runan Rossouw. Coleen/Corne do you recall?) and Bonnie Ascot for attending as the representatives of City of Cape Town (CToC). He said that as notice of the meeting had been given in the prescribed form and attendance at the meeting constituted a quorum the meeting was duly constituted.

DL said that as MRCID was constituted in terms of the regulations established by the City of Cape Town the meeting would follow a format prescribed by the same regulations. He said a CR36.2 form developed by the CoCT had been sent to all Homeowners together with an agenda of the meeting as required. 42 Homeowners responded to the circular notice with one proxy and 28 applications for Membership of the NPC had been received. This amounted to 35% of Mount Rhodes owners. DL said that it was desirable to register as many homeowners as possible and encouraged everyone to fill in the necessary forms to become a member. He pointed out that membership would entitle homeowners to vote on matters pertaining to the MRCID and serve on its board and that no homeowner would expose him or herself to potential liability by becoming a member as MRCID NPC was a limited liability company.

Minutes of previous meeting

DL said that minutes of the previous meeting had been circulated as part of the pack sent to homeowners and asked if anyone had any issue to raise in relation to the minutes. No issues were raised and the minutes were adopted as an accurate record of proceedings.

There were no matters arising from the minutes.

Chairman's Report

By way of information for anyone not familiar with the history of MRCID DL reminded attendees that the MRCID was constituted on the 1st July 2018 to take over the functions of the Mount Rhodes Residents Association (MRRA) which had been established more than a decade previously. The establishment of MRCID had therefore led to the termination of the MRRA and the transfer of its remaining funds to MRCID by way of a donation.

DL commenced his financial report by reminding attendees that MRCID operated under a 5 year budget set out and approved during the CID establishment process. He put up a Power Point slide showing the budget for the 2018/9 financial year which proposed revenues of R569,307 and costs of the same amount inclusive of a bad debt provision of R15,857. He then showed the actual outcome for year which resulted in a surplus of R346,992 due to:

- Delays in the registration of the NPC with the result that the cost of the security systems and services were sustained with MRRA Funds for longer than planned.

- The fact that the original budget planned for a MRRA surplus of R132, 000 to paid to the NPC in tranches over the 5 years of the business plan but due to the delay referred to R173,648 was paid on behalf of the NPC and R14,468 donated in year 1.
- It took longer to implement the new CCTV camera based security strategy with the result that these ongoing costs commenced later than budgeted

Budget 2020/21

DL presented the budget for the 2020/21 financial year which he pointed out was in line with the 5 year plan save for small adjustments in line with subsequent experience. These included;

- Upward revisions in auditing, advertising and banking charges.
- Downward revisions in computer expenses, Insurance premiums, bush clearing and sundry costs.

He pointed out that these revisions offset each other with the result that the budget remained balanced as originally planned.

In response to query from the floor by a homeowner why his rates had increased by 34% DL responded that this could only be due to a revaluation of his property as the CID levy increase was limited 6% pa for the 5 year term of the CID irrespective of rates increases levied by CToC.

Operations Report

The following in italics are the minutes of Corne's report as captured by Debbie. Corne would you please review and adjust as required.

Operational Feedback

57 cameras around Mount Rhodes connected to a system called AIA has got access to 592 cameras around Hout Bay. Connected to a phone app which all can have access

At some stage we will have to remove the guards due to not having the necessary budget to monitor the camera and pay for the guards to be on duty 24/7.

The new system has number plate recognition and is called black screen monitoring. In the month of October Mount Rhodes had no incident. The new system accesses the entire Hout Bay and there were a few instances in the bottom of Valley Road.

Electric Fence:

The Fence is 15 years old and is in need of repair to repair/upgrade at an estimate cost of between R230 000 – R270 000. The proposal is to utilise the current surplus funds so that the fence and cameras will work in conjunction.

We can utilise a short term solution which will cost about R30 000. It was therefore proposed that we get 3 quotes and all at the AGM meeting were in agreement. It will go to City Council for approval in January to utilise the excess funds.

The Gate at the back of Mount Rhodes is currently remotely controlled from deep blue and not from the hut.

The cost of the guards was R28 000 and the cost of camera monitoring is R28 000 therefore the guards will need to be removed. The hut and the boom will remain.

Appointment of auditors

It was proposed that Harry Curtis & Co be appointed auditors on the basis that they were recommended, had experience in the audit of CID NPC's and had provided a favourable quotation. The proposal was accepted with any objections.

Appointment of Company Secretary

DL advised that the appointment of a company secretary remained outstanding as quotations received had been excessive. He asked if any members were able to make recommendations in this regard and as there were none it was agreed that this would be a matter for the directors to resolve.

Election of the Board Members

DL advised that in terms the MRCID NPC Memorandum of Incorporation one 3rd of the Directors were required step down each year. He said that he and Corne Dreyer had resigned in conformance with this requirement but were offering themselves for re-election. Both were reappointed with unanimous approval.

Conclusion

DL concluded the meeting by thanking all present for attending.