



CID NPC  
2019/080628/08

**MINUTES OF THE ANNUAL GENERAL MEEETING OF MEMBERS**  
**HELD AT ST PETERS HALL AT 6:30 PM ON 9TH NOVEMBER 2021**

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**WELCOME**

Dale Lippstreu (DL) as chairman of MRCID NPC opened the meeting at 18:30 and thanked all for coming.

He pointed out that the CID operates as a non-profit company and that the meeting was constituted as the annual general meeting of members. He further pointed out that as notice of the AGM had been posted in 2 local newspapers, all homeowners has been notified of the meeting in the prescribed format and the fact that there were 12 members present and 6 proxies held out of a total of 41 registered members the meeting was duly constituted.

By way of further context DL reminded attendees that CID's have a 5 year lifecycle in terms of CCT bylaw and that the MRCID was currently in the 4th year of its first cycle. He said that during the course of 2022 members would have to decide whether they wished to commence a 2nd 5 year cycle and if so undertake a renewal process.

DL then introduced the current members of the board and thanked each for their contribution during the past year. He said that in accordance with the Memorandum of Incorporation 2 directors were required to retire by rotation and that in the current cycle Greg Scott and Debbie Taylor had resigned but offered themselves for re-election. DL reminded all that

broader participation and representation on the board would be welcomed and invited anyone willing to serve to join the board.

### **CHAIRMANS REPORT**

DL then provided his Chairman's report for the past year. He said that the key initiative of the year was an upgrade to the electric fence system surrounding the perimeter of Mount Rhodes. He said that the upgrade had been made necessary by the fact that the old system was no longer compliant with regulations, prone to regular failures and no longer supported by the supplier with spare parts. Further the system could not be integrated with the broader security infrastructure of Mount Rhodes and be remotely managed by Deep Blue. Three specialist fencing contractors had been invited to quote against a specification developed by a technical consultant and Hyman Master Fencing had been appointed to do the work after a bid adjudication process by the board. The work had recently been completed and a final payment made to Hyman Master Fence on completion of a snag list.

DL pointed out that once again there had been no security incidents in Mount Rhodes in the past year. He said the fact that there had been 7 break-in in Mount Rhodes in the 12 months preceding the installation of the camera surveillance system and none in the 2.5 years since was strong anecdotal evidence that the CCTV security strategy was a vast improvement over the old entrance guarding strategy.

He said that there was a change in the approach to managing the fence and adjacent land. Whereas in the past it had been necessary to have a contract with Africa Electric to provide scheduled maintenance of the fence this was no longer necessary. It had been decided that part of the saving to would be used to increase the days of employment of Howard Mapenuka from one to two days. Howard who was originally employed to keep the fence line free of vegetation had developed skills in spotting faults and doing minor repairs so would be able to be much of the work required at lesser cost. A further change was that whereas Howard had in the past reported to Klaus Hanhardt he was now employed by Deep Blue and managed by DL. DL thanked Klaus Hanhardt for his many years of work in overseeing Howard.

Looking ahead DL it was intended to use the capital reserves to build a new guard hut at the entrance to Mount Rhodes. This was made necessary by the fact that the guardhouse had deteriorated to the point that it needed to be replaced and was not sufficiently secure to store an uninterrupted power supply system for the electric fence. An application to erect a brick and mortar structure was underway.

He said that MRCID was also progressing an application to lease the 2 vacant erven at the entrance to Mount Rhodes from CCT. He said the intention was to develop the land as a park as such a facility would be an asset to the community and better enable MRCID to protect the land against illegal occupation. Once approved residents of Mount Rhodes would be invited to assist us in planting and developing the park. He said that councillor Rob Quintas had indicated that he was happy to assist in winning approval for the leasing of the land.

#### **FINANCIAL POSITION**

DL presented extracts from the Audited Annual Financial Statements of MRCID NPC for the year ended 30th June 2021.

He pointed out that at balance sheet date MRCID NPC had cash holdings of R549, 002 but indicated that R143,133 was due to creditors. He said that the bulk of this was due to Hyman Master Fence which was still sorting out snag list items at this time. DL said that the intention was continue to use the large reserves to invest in further infrastructure including a UPS system and new guard hut.

DL then presented the budget for the year to 30th June 2022 which was closely in line with the 5 year business plan of the CID save for the accumulated surplus attributable to the large donation from the old Mount Rhodes Residents Association and planned investments already referred to.

Finally DL tabled to proposed budget for the year ended 30th June 2023 which was also in line with the original business plan but for the surplus and related planned investment.

The financial statements and budgets were noted by the meeting and no objections were raised.

### **OPERATIONS FEEDBACK**

Corne Dreyer (CD) provided an overview of security operations. He pointed out that there were 56 cameras around the perimeter of the fence around Mount Rhodes. He said that the system is based on artificial intelligence which detects human activity and raises security alerts in the Deep Blue control room. He pointed out that the camera systems are our primary security measure and that there had been no reported criminal activity since their installation. He said that the next priority was to install a UPS system so that the security monitoring would be sustained during load shedding.

### **COMMUNICATION FEEDBACK**

CD advised that a new website for the MRCID has been developed and was live at URL. [mountrhodes.co.za](http://mountrhodes.co.za).

He said that all documents, minutes etc are can be accessed via the website.

### **ELECTION OF BOARD MEMBERS**

DL conducted the vote on the appointment of directors. Both Greg Scott and Debbie Taylor were unanimously re-elected.

DL took the opportunity to give special thanks to Klaus Hanhardt for his many years of commitment and also gave a very special thanks to Coleen Bowen-Dreyer for all the work that she undertakes in relation to the CID.

### **OTHER APPOINTMENTS**

The meeting noted an approved the appointment Harry Curtis and Co as auditors and Greg Scott as Company Secretary.

### **QUESTIONS**

DL the invited questions and comments from the floor.

It was asked what was being done in relation to firebreaks. DL advised that MRCID only maintains the fence line but the bigger firebreaks are maintained by Cape Nature who will do a controlled burn and clearing shortly.

It was asked whether anything could be done about the number of cars parked in the road in lower Mount Rhodes. After a discussion it was agreed that CCT was happy to remove cars which were parked for long periods but nothing could be done simply because there was a large number of parked cars.

There being no further business the meeting was then adjourned.