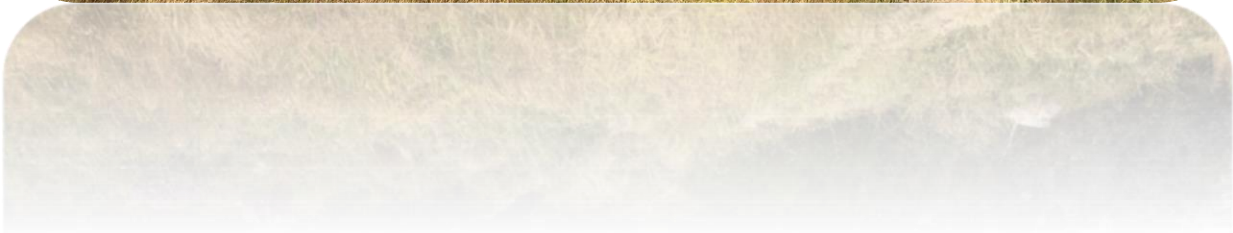




CID NPC  
2019/080628/08



# ANNUAL REPORT

November 2021

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# TO OUR MEMBERS – DALE LIPPSTREU

## Strategic Highlights

The highlight of the year was an upgrade to the electric fence system surrounding the perimeter of Mount Rhodes. 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 were invited to quote against a specification developed by a technical consultant and Hyman Master Fencing was appointed to do the work after a bid adjudication process by the board. The work was satisfactorily completed and our security infrastructure is now fully compliant and much cheaper to operate and maintain.

## Financial Highlights

MRCID continue to retain a large surplus arising from the donation from the erstwhile Mount Rhodes Residents Association Trust.

## Operating Highlights

### Website

MRCID developed and implanted a new website which can be used by members to conveniently access all documentation.

### Groundsman

Howard Mapenuka has been employed indirectly through Deep Blue to more actively manage vegetation growth along the fence line and undertake minor repairs to the system.

### New Projects

MRCID is currently seeking approval from CCT to build a new brick and mortar guard hut at the entrance to Mount Rhodes. A new more secure structure is necessary to store an uninterrupted power supply system for our electric fence.

MRCID is also progressing an application to lease the 2 vacant erven at the entrance to Mount Rhodes from CCT . The intention is to develop the land as a park as a community asset to the community and better enable MRCID to protect the land against illegal occupation.

# FINANCIAL SUMMARY – CORNE DREYER

The Mount Rhodes Financial Year ended the 30 June 2021 ended with a reported net loss of R65,499. As a result of the 2020 Special Projects to redo the electric fence.

The primary source of income in the amount of R581, 540 was collected from residents. It is prescribed that the Mount Rhodes CID keep 2 months of City Funding as a provision against cash flow risks.

Mount Rhodes collection ratio as at 30 September 2021 was 95.2 %.

The primary expenses incurred during the 2021 Financial Year were related to Public Safety.

During the 2021 Financial Year only one capital project was undertaken to replace the electric fence surrounding Mount Rhodes.

# FINANCIAL STATEMENTS – CURTIS & CO

## Statement of Financial Position

	<u>Notes</u>	<u>2021</u> <u>R</u>	<u>2020</u> <u>R</u>
<b><u>ASSETS</u></b>			
<b>NON CURRENT ASSETS</b>		-	-
<b>CURRENT ASSETS</b>		557,982	550,338
Cash and Cash Equivalents		549,002	550,338
Trade and Other Receivables	1	8,980	-
		<u>557,982</u>	<u>550,338</u>
<b><u>RESERVES AND LIABILITIES</u></b>			
<b>RESERVES</b>			
Retained Income		414,849	480,348
<b>NON CURRENT LIABILITIES</b>		-	-
<b>CURRENT LIABILITIES</b>		143,133	69,990
Provisions		-	-
Trade and Other Payables	2	143,133	69,990
		<u>557,982</u>	<u>550,338</u>

## Statement of Income and Retained Earnings

	<u>2021</u> <u>R</u>	<u>2020</u> <u>R</u>
<b>INCOME</b>	582,587	556,995
Services Rendered	581,540	546,048
Other Income	1,047	10,947
Recovery of Prior Year Penalties and Interest	1,047	-
Retention Refund	-	10,947
<b>EXPENDITURE</b>	648,086	423,639
Accounting, Secretarial and Tax Fees	12,750	6,957
Audit Fee	9,500	9,500
Advertising and Promotions	6,932	9,683
Bank Charges	1,307	1,196
Community Services - Public Safety	588,860	393,726
Insurance	8,177	-
Meeting Expenses	560	480
Penalties and Interest	-	1,047
Website Development	20,000	1,050
<b>NET INCOME / (LOSS) FOR THE YEAR</b>	(65,499)	133,356
<b>RETAINED INCOME AT BEGINNING OF YEAR</b>	480,348	346,992
<b>RETAINED INCOME AT END OF YEAR</b>	414,849	480,348

## Statement of Cash Flows

	<u>2021</u> <u>R</u>	<u>2020</u> <u>R</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net Income / (Loss) for the Year	(65,499)	133,356
Working Capital Changes	64,163	(95,871)
Trade and Other Receivables	(8,980)	-
Trade and Other Payables	73,143	(95,871)
	<u>(1,336)</u>	<u>37,485</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	<u>-</u>	<u>-</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>	<u>-</u>	<u>-</u>
<b>CHANGE IN CASH AND CASH EQUIVALENTS</b>	<u>(1,336)</u>	<u>37,485</u>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<u>550,338</u>	<u>512,853</u>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<u>549,002</u>	<u>550,338</u>



# NOTES TO FINANCIAL STATEMENTS – CORNE DREYER

## Trade and Other Receivables

SA Revenue Service - Value Added Tax	8,980	-
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## Trade and Other Payables

The trade and other payables reported in the financial statements are comprised as per the table below.

Africa Electric Fencing and Automation	-	29,089
Deep Blue Security (Pty) Ltd	28,500	28,500
Harry Curtis & Co	9,500	7,500
Hyman Master Fence (Pty) Ltd	104,133	-
S A Revenue Service - Value Added Tax	-	2,401
S & D Consulting	500	-
Signature Consulting (Pty) Ltd	500	2,500
	<u>143,133</u>	<u>69,990</u>

## Taxation

The company has been approved as income tax exempt by the Commissioner of the South African Revenue Service, its levy income being exempt in terms of section 10(1)(e)(i)(cc) of the Income Tax Act. Any other receipts and accruals derived by the company are exempt up to R50,000 per annum. The company had no taxable income for the year.

# INDEPENDENT AUDITOR'S REPORT – CURTIS & CO

## Auditor's Report

### Opinion

We have audited the financial statements of Mount Rhodes CID NPC set out on pages 6 to 10, which comprise the statement of financial position as at 30 June 2021, the statement of income and retained earnings and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Mount Rhodes CID NPC as at 30 June 2021, and its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium-Sized Entities and the requirements of the Companies Act of South Africa.

### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the company in accordance with the Independent Regulatory Board for Auditors *Code of Professional Conduct for Registered Auditors (IRBA Code)* and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with the ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the International Ethics Standards Board for Accountants *Code of Ethics for Professional Accountants*. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Other Information

The directors are responsible for the other information. The other information comprises the directors report as required by the Companies Act of South Africa. The other information does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**H D CURTIS**

**Registered Auditor**

**(Registration No : 639206)**

# REVIEWED BUDGET FY21/22- CORNE DREYER

## MOUNT RHODES CID 2021/22 BUDGET

Budget		
<b>INCOME</b>	<b>R</b>	
Revenue - Add. Rates	-638,496	72.0%
Other: Accumulated Surplus	-248,742	28.0%
<b>TOTAL INCOME</b>	<b>-887,238</b>	<b>100.0%</b>
<b>EXPENDITURE</b>	<b>R</b>	
Core Business	446,964	51.0%
Cleansing services	15,125	
Environmental upgrading	18,119	
Public Safety	31,333	
Public Safety - CCTV monitoring	13,200	
Public Safety - CCTV - Leasing of cameras	363,000	
Social upliftment	2,389	
Urban Maintenance	3,798	
Depreciation		0.0%
Repairs & Maintenance	90,596	10.3%
Interest & Redemption	-	0.0%
General Expenditure	70,029	8.0%
Accounting fees	15,600	
Advertising costs	9,566	
Auditor's remuneration	16,560	
Bank charges	1,933	
Computer expenses	4,228	
Contingency / Sundry	5,013	
Insurance	12,537	
Marketing and promotions	966	
Meeting expenses	1,208	
Printing / stationery / photographic	1,209	
Telecommunication	1,209	
Projects	27,391	3.1%
Landscaping to main entrance	9,000	
Bush clearing along fire breaks	18,391	
Capital Expenditure (PPE)	223,103	25.4%
Fence	223,103	
Bad Debt Provision 3%	19,155	2.2%
<b>TOTAL EXPENDITURE</b>	<b>877,238</b>	<b>100.0%</b>
(SURPLUS) / SHORTFALL	-10,000	
GROWTH: EXPENDITURE	-1.1%	
GROWTH: ADDITIONAL RATES REQUIRED	0.0%	

# PROPOSED BUDGET FY22/23- CORNE DREYER

## MOUNT RHODES COMMUNITY IMPROVEMENT DISTRICT 2022/23 PROPOSED BUDGET

	As per Business Plan		Proposed Budget		Variance	
<b>INCOME</b>	<b>R</b>		<b>R</b>		<b>R</b>	
Revenue - Add. Rates	-679 998	96.5%	-679 998	93.7%	-	0.0%
Other: Accumulated Surplus	-24 803	3.5%	-45 825	6.3%	-21 022	3.0%
<b>TOTAL INCOME</b>	<b>-704 801</b>	<b>100.0%</b>	<b>-725 823</b>	<b>100.0%</b>	<b>-21 022</b>	<b>3.0%</b>
<b>EXPENDITURE</b>	<b>R</b>		<b>R</b>		<b>R</b>	
<b>Core Business</b>	<b>489 887</b>	<b>69.5%</b>	<b>566 372</b>	<b>78.0%</b>	<b>76 485</b>	<b>10.9%</b>
Cleansing services	26 759		26 759		-	
Environmental upgrading	19 297		19 297		-	
Public Safety	277 877		-		-277 877	
Public Safety - CCTV monitoring	165 954		13 800		-152 154	
Public Safety - CCTV - Leasing of cameras	-		430 031		430 031	
Social upliftment	-		28 946		28 946	
Urban Maintenance	-		47 540		47 540	
<b>Depreciation</b>	<b>-</b>	<b>0.0%</b>	<b>20 582</b>	<b>2.8%</b>	<b>20 582</b>	<b>2.9%</b>
<b>Repairs &amp; Maintenance</b>	<b>96 485</b>	<b>13.7%</b>	<b>20 000</b>	<b>2.8%</b>	<b>-76 485</b>	<b>-10.9%</b>
<b>Interest &amp; Redemption</b>	<b>-</b>	<b>0.0%</b>	<b>-</b>	<b>0.0%</b>	<b>-</b>	<b>0.0%</b>
<b>General Expenditure</b>	<b>67 732</b>	<b>9.6%</b>	<b>68 172</b>	<b>9.4%</b>	<b>440</b>	<b>0.1%</b>
Accounting fees	18 011		18 011		-	
Advertising costs	1 286		10 523		9 237	
Auditor's remuneration	19 297		19 297		-	
Bank charges	2 058		2 058		-	
Computer expenses	4 503		4 503		-	
Contingency / Sundry	5 339		-		-5 339	
Insurance	12 350		13 781		1 431	
Marketing and promotions	1 029		-		-1 029	
Meeting expenses	1 286		-		-1 286	
Printing / stationery / photographic	1 286		-		-1 286	
Telecommunication	1 287		-		-1 287	
<b>Projects</b>	<b>30 297</b>	<b>4.3%</b>	<b>30 297</b>	<b>4.2%</b>	<b>-</b>	<b>0.0%</b>
Landscaping to main entrance	11 000		11 000		-	
Bush clearing along fire breaks	19 297		19 297		-	
<b>Bad Debt Provision 3%</b>	<b>20 400</b>	<b>2.9%</b>	<b>20 400</b>	<b>2.8%</b>	<b>-</b>	<b>0.0%</b>
<b>TOTAL EXPENDITURE</b>	<b>704 801</b>	<b>100.0%</b>	<b>725 823</b>	<b>100.0%</b>	<b>21 022</b>	<b>3.0%</b>
<b>(SURPLUS) / SHORTFALL</b>	<b>-</b>		<b>-</b>		<b>-</b>	
<b>GROWTH: EXPENDITURE</b>					<b>-18.2%</b>	
<b>GROWTH: ADDITIONAL RATES REQUIRED</b>					<b>6.5%</b>	

# PLANNED SPECIAL PROJECTS 2022 - DIRECTORS

## Project 1 – Community Park

**OWNER:** Dale Lippstreu

**PURPOSE:** Approach CCT to lease the vacant land at the entrance of the Mount Rhodes CID for environmental and security purposes.

**BUDGET:** To be determined once discussion with the City of Cape Town are in process.

## Project 2 – Entrance Building and Upgrade

**OWNER:** Gregg Scott

**PURPOSE:** Approach CCT to lease the land at the entrance to Mount Rhodes thus enabling the building of a structure at the Mount Rhodes entrance to house the UPS and to provide amenities for the groundsman.

**BUDGET:** R100,000

## Project 3 – Internal Cameras

**OWNER:** Corne Dreyer/Dale Lippstreu

**PURPOSE:** Increase the internal security of Mount Rhodes.

**BUDGET:** To be determined after viability analysis is completed.

# MOUNT RHODES CID - IMPLEMENTATION PLAN 2021/2022- DIRECTORS

YEAR 4 of TERM 1

## 2021/2022 Directors Portfolios

Name	Current SRA Portfolio
Corne Dreyer	Treasurer/Secretarial
Dale Lippstreu	Chairman/Public Safety
Debbie Taylor	Communication Management/Social Management
Greg Scott	Urban and Environmental Management

The Implementation Plan is based upon the Business Plan that underpinned the formation of the Mount Rhodes CID. The Implementation Plan indicates which Director is accountable for each item listed. Added to which there are notes to explain budget allocations if applicable.

The notes in the Implementation Plan tie back to the budget notes.

## Section 1 – Management – Corne Dreyer

NO as per BP	ACTION	RESPONSIBILITY	FREQUENCY	PERFORMANCE INDICATOR	BUDGET/ COMMENTRY NOTES
1	Update Committee portfolio	Board	Annually	At the first Board meeting after the AGM, assign portfolios to Directors	
2	Monitor bank account and tend to creditors	Treasurer	Monthly	Review bank statement	
				Monitor debtors and creditors	
				Review monthly income from City	
				Prepare monthly management accounts	
				Prepare monthly PIE report for CCT 15 of every month	
				Prepare and submit VAT returns bi-monthly	
				Financial Reporting to Board	
				Prepare and submit TAX returns annually	
3	Action SRA arrears if Required	Treasurer	Monthly	As per CID Unit Instructions observe and report concern over outstanding amounts to Board and CID Department	



4	Update CIPC information	Treasurer	Annually	Provide CIPC with change in Auditors as per CIPC deadline requirements.	
4				Provide CIPC with change in Directors as per CIPC deadline requirements.	
4				File annual CIPC returns	
5	Board meetings	Secretary	Quarterly	Board meetings held and minutes taken	
6	Review and update annual budget and implementation plan	Treasurer	Annually	SIGN-OFF AGM	
7	Liaise and appoint Auditors	Board	Annually	SIGN-OFF AGM	
8	Audited Financial Statements	Treasurer	Annually	Submit to the CCT by 31 August	
8				SIGN-OFF AGM	
9	Arrange and Set-up Annual General Meetings	Secretary	Annually	Arranging advertising	
9				Member communication	
9				Logistics	
9				Compiling member packs as per legislative requirements	
11	Annual Financial Statements and Management Report to be submitted to the Sub Council	Board	Annually	Compiled report within three months post AGM	
12	C3 Notification/monitoring report to the board	Environmental Urban/Manager	Monthly	Register CCT C3 notifications and report to board	
13	Submit input to IDP	Treasurer	Annually	Submission of input during public participation process	

<b>14</b>	Submit input City Capital and operating Budget	Treasurer	Annually	Submission of input during CCT Budget public participation process	
<b>15</b>	Membership of NPC	Secretary	On-going	Application approve quarterly and updating of membership registry	
<b>16</b>	Renewal of term application SRA	Board	YEAR 4	Business Plan approval by members at AGM and submitted CCT for approval	
<b>17</b>	Annual Tax Compliance Certificate	Treasurer	Annually	Renewal before current one lapses	
<b>18</b>	Mid-term Budget Review	Treasurer	Annually	Submit to the CCT by 31 March	
<b>19</b>	Tax exemption	Treasurer	Once off	Apply before end of Financial Year 1	
<b>20</b>	Mid-year review	Treasurer	Annually	Must be handed in to the CCT by the 31 March	
<b>21</b>	Liaise with CCT CID Department	Secretary	On-going	Develop good relationship with Service Department	
<b>22</b>	Attend quarterly CID Chairperson Managers Meeting	Chairman/ Manager	Quarterly	Attend or submit apologies	
<b>23</b>	Preparation of newsletter electronic communication, update of website	Communication /Secretary	Quarterly	Done Quarterly	
<b>24</b>	Protection of Personal Information Act (POPIA) declaration	Board	Annually	At the first Board meeting after the AGM, new Directors to sign the POPIA declaration	

## Section 2 – Public Safety - Dale Lippstreu

NO as per BP	ACTION	RESPONSIBILITY	FREQUENCY	PERFORMANCE INDICATOR	BUDGET/ COMMENTRY NOTES
1	Liaise with SAPS, Hout Bay Neighbourhood watch	Public Safety	Monthly	Report back at Board meetings and AGM	
2	Recommend courses of action for improved security in respect of public areas	Public Safety	On going	Review public Safety plan and board approve	NOTE 3
3	Review high Risk Security proposals with budget to assess viability and sustainability	Public Safety	On going	Amend Security contract and the service provider	
4	Review high risk security issues in the community and address with individual owners or applicable communities	Public Safety	On going	Report incidence at Board meetings and AGM	
5	Communicate with the security provider and receive daily reports	Public Safety	Daily	Report back at Board meetings and AGM	
6	Receive any alerts from security company and communicate with the community via What's App	Public Safety	Daily	Report back at Board meetings and AGM	
7	Provide fully functional cameras	Public Safety	Year 1	Fibre for a backbone	
8	Contracting and overseeing the installation of CCTV cameras and hardware needed	Public Safety	Year 1,2 and 4	Conclude 4 year contract after competitive bidding process with 3 quotations	
9	Making sure the high site for the cameras is operational	Public Safety	On going	Cameras not working resolve in 48 hours	

<b>10</b>	Appoint private security provider, to provide Public Safety Officers	Public Safety	Year 1	Conclude 4 year contract after competitive bidding process with 3 quotations	
<b>11</b>	Appoint private service provider to monitor cameras	Public Safety	Year 1	Conclude 4 year contract after competitive bidding process with 3 quotations	
<b>12</b>	Manage relationship with appointed service provider	Public Safety	Daily	Report back at Board meetings and AGM	

### Section 3 - Communication – Debbie Taylor

NO as per BP	ACTION	RESPONSIBILITY	FREQUENCY	PERFORMANCE INDICATOR	BUDGET/ COMMENTRY NOTES
1	Update website	Secretary/Comm unication	Quarterly	Completed quarterly	
2	Upload AGM documentation	Secretary/ Communication	Annually	Before and after AGM	
3	Communicating with the members and community as to when the next board meeting will be held	Secretary/ Communication	Quarterly	One week prior to meeting	
4	Sending monthly update to the community on what has happened in the month	Secretary/ Communication	Quarterly	Monthly after the monthly meeting	
5	Preparing a quarterly newsletter	Secretary/ Communication	Quarterly	Upload newsletter onto the website	
6	Updating member and community on any alerts	Secretary/Comm unication	On going	On going	

## Section 4 – Urban and Environmental Management – Greg Scott

NO as per BP	ACTION	RESPONSIBILITY	FREQUENCY	PERFORMANCE INDICATOR	BUDGET/ COMMENTRY NOTES
1	Liaise with CCT Officials as to maintenance Activities in area	Urban/Environmental Management	On going	Report back at Board meetings and AGM	
2	Appoint private Service Providers to perform additional maintenance	Urban/Environmental Management	On going	Report back at Board meetings and AGM	NOTE 1
3	Do alien removal in conjunction with city officials	Urban/Environmental Management	On going	Report back at Board meetings and AGM	NOTE 1
4	Report to City owners with alien vegetation on their properties to remove	Urban/Environmental Management	On going	Keep a record and report to the board	
5	Keep a list of reported C3 Notifications and addresses, escalate if need be to the City representative and the quarterly meeting	Urban/Environmental Management	On going	Report given at the monthly meetings	
6	Create competitions for the residents to maintain their pavement	Urban/Environmental Management	On going	Annual photos to be kept before and after	
7	Report illegal dumping to Law enforcement	Urban/Environmental Management	On going	Report back at Board meetings and AGM	
8	Upgrade of fencing	Urban/Environmental Management	Annually	Report back at Board meetings and AGM	NOTE 2
9	Maintenance to existing fencing	Urban/Environmental Management	On going	Report back at Board meetings and AGM	

## Section 5 – Social Management – Greg Scott

NO as per BP	ACTION	RESPONSIBILITY	FREQUENCY	PERFORMANCE INDICATOR	BUDGET/ COMMENTRY NOTES
1	Identify and determine strategies by means of an integrated approach to address/homelessness and the relief measures available, current and future in the area	Social Management	On going	Social intervention plan with clear deliverables and defined performance indicators to guide delivery	
2	Work in conjunction with local social welfare and job creation organisation and develop the delivery of the supplementary services to improve the urban environment	Social Management	On going	Social intervention plan with clear deliverables and defined performance indicators to guide delivery	
3	Co-ordinate with local NGO to assist in cleaning programs where applicable	Social Management	On going	as required	
4	Work in conjunction with local social welfare and job creation organisation and develop the delivery of the supplementary services to improve the urban environment	Social Management	On going	Development of a long term sustainable work program	

# IMPLEMENTATION PLAN NOTES- DIRECTORS

## NOTE 1 - SPECIAL PROJECT 1

The proposal as tabled and discussed with Counsellor Quintas to lease the vacant land at the entrance of the Mount Rhodes CID area is to be pursued. This is for environmental and security purposes. The newly appointment Groundsman will manage the maintenance of the area relieving the City of Cape Town with the responsibility and the maintenance.

## NOTE 2 - SPECIAL PROJECT 2

The project to upgrade the electric fence was completed in September 2021, hence a carryover surplus of R 104,000.

The next phase of the project is to approach the City to lease land thus enabling the building of a structure at the Mount Rhodes entrance to house the UPS and to provide amenities for the groundsman.

## NOTE 3 - SPECIAL PROJECT 3

The installation of internal cameras within the Mount Rhodes area is to be proposed to the residents at the 2021 AGM.