



MOUNT RHODE CID NPC
2019/080628/08

MOUNT RHODES CID NPC 2024 Annual General Meeting Agenda

VENUE: St Peters Hall in Hout Bay, 1895 Main Rd

DATE: 14 November 2024

TIME: 18H30

- 1. Registration**
- 2. Welcome & Apologies**
- 3. Membership**
 - Resignations
 - New members
- 4. Quorum to constitute a meeting**
- 5. Previous AGM minutes**
 - Approval
 - Matters arising
 - Matters carried forward
- 6. Chairperson's Report**
- 7. Feedback on operations 2023/24**
- 8. Noting of Audited Financial Statements 2023/24**
- 9. Budget**
 - Approval of additional surplus fund utilisation for 2024/25
 - Approval of the budget for 2025/246
- 10. Approval of the Implementation Plans for 2025/26**
- 11. Approval of the Annual Report for 2023/24**
- 12. Appointment of a Registered Auditor**
- 13. Confirmation of Company Secretary**
- 14. Election of Board Members**
- 15. General**
- 16. Q & A**
- 17. Adjournment**



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MINUTES OF THE ANNUAL GENERAL MEETING OF MEMBERS OF MOUNT RHODES CID NPC

VENUE: St Peters Hall in Hout Bay, 1895 Main Rd

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1 REGISTRATION

All members present signed the register and proxies signed by members are appended to these minutes Alma Stoffels was present representing City of Cape Town Representative:

2 WELCOME & APOLOGIES

Corne Dreyer welcomed all present and thanked Alma Stoffels as the representative of the City of Cape Town.

3 MEMBERSHIP AND QUORUM

Corne reported that 6 members had resigned due to the sale of their properties and 23 homeowners had become new members during the past year. He said the in terms of MOI of MRCID NPC 10% of members constituted a quorum as there were 15 members present and proxies were held representing a further 12 members the meeting was duly constituted.

5 PREVIOUS AGM MINUTES

5.1 Approval

Corne Dreyer advised that the minutes of the 2023 AGM had been circulated to members as part of the meeting documentation and asked if they could be taken as read. He then asked if the minutes could be adopted as a true and accurate record of the proceedings. A motion to this affect was proposed by Greg Scott and adopted by the meeting without objection.

5.2 Matters Arising

There were no matters arising from the previous minutes or matter carried forward.

6 CHAIRPERSON'S REPORT

Corne Dreyer delivered his chairman's report. He said that during the year under review there had been a continued focus on expanding and improving security measures to ensure the safety of residents. In furtherance of this strategy the wooden guard hut at the entrance to Mount Rhodes had been replaced with a secure container structure. This had enabled the installation of an Uninterrupted Power Supply that would ensure that the fence electrification system and CCTV cameras would remain operational during power outages. He advised that the Guard hut replacement had cost R101,570 and UPS Installation R79,823.

Corne reported that the MRCID had implemented an ongoing donation of R1,000 per month to Community Crime Prevention.

Corne reported that the turnover of directors had been an ongoing challenge during year as Stella Ghisleni and Mark Jones had resigned from the board following the sale of their properties in Mount Rhodes. He said further that Ebrahim Solomon has resigned as chairperson as increased work responsibilities made it impossible for him to continue. Corne thanked the

departed board members for their contributions. He said that as a result of these developments the board had been reconstituted with the portfolios allocated as follows:

- Corne Dreyer as chairman and responsible for the Public Safety Portfolio.
- Dale Lippstreu - Finance and Management with responsibility for management of debtors and creditors, accounting and annual audit.
- Danela Bryant – social and economic development
- Greg Scott – Cleansing and maintenance
- Neil Jansson – Communication

Corne concluded by saying that despite the tumultuous year the board had remained focused on maintaining the essential deliverables of the CID.

Corne then reviewed operations over the past year. He reminded members of the security infrastructure in place comprising:

- 57 perimeter cameras monitored by Deep Blue
- The electrified perimeter fence
- Armed response and patrolling services
- Gate access control

All of which were provided by Deep Blue under a service level agreement. He said that MRCID had a software system which enabled it to monitor camera uptime and Deep Blues performance in terms of the SLA. He added that additional software would be implemented shortly to monitor the up time of the fence. David Baldwin enquired as to whether the fence on the shared boundary with Kerzner estate was monitored by cameras. Corne advised that there were no cameras on the Kerzner Estate boundary as it was felt that the estates security was sufficient to cover the security risks from that side.

COMMUNITY PARK PROJECT 2024/2025

Corne then presented a MRCID plan to develop plots 12 and 14 Mount Rhodes Drive into a fenced community park for residents. Aside from the benefits of having a community facility development he said that enclosure of the erven would prevent illegal dumping and land invasion.

Corne advised that the board was presently in discussion with CCT and further information would be communicated when approval was granted.

8 NOTING OF AUDITED FINANCIAL STATEMENTS 2023/24

PRESENTATION

Dale Lippstreu then presented the audited annual financial statement for the year ended 30th June 2024.

He highlighted the following items in the Balance Sheet:

- Property, Plant and Equipment – R266,873 being the book value of the perimeter fence and fibre optic network
- Trade and Other Receivables – R110,391 comprising prepayments/deposits on container, inverter and batteries
- Retained income - R1,246,170 – He pointed out that the reserves largely comprised of the donation from the original MRRA and deferred costs during establishment of security system
- He said that it was the policy of the MRCID board to invest this surplus in upgrade projects with the container and UPS projects being 2 current examples of this.

Turning to the Statement Of Income & Retained Earnings he pointed out that MRCID had an income in the form of additional rates and interest of just over R60,000 per month and that R432,962 per month was expended on security services in the form of camera leasing CCTV monitoring, armed response, gate management

Turning to the Statement of Cash Flows he pointed out that will the statement reflected a change in cash and cash equivalents of R121, 192 the remainder to the Container and UPS projects remained outstanding at the financial year end.

Hannes Potgieter asked what the policy was in terms of providing for contingencies. Dale advised that CCT policy was that at least 2 months income should be retained at all times but MRCID was more conservative than that.

The audited financial statements for the Mount Rhodes CID for 2023/2024 were noted by the meeting.

9 BUDGETS

9.1 Approval of additional surplus funds utilisation for 2024/2025

Dale presented the following table setting out the additional surplus funds that the MRCID board proposed to utilise in the current year.

EXPENDITURE	CURRENT YEAR	ROLL OVER	ADDITIONAL	TOTAL
CORE BUSINESS				
Augment Budget	65,145			65,145
Minor tools and equipment			7,500	7,500
Protective Clothing			6,000	6,000
Meeting/Communication Expenses			3,000	3,000
PROJECTS				
Landscaping of community park		15,000		15,000
Clearing of community park			35,000	35,000
Removal of Community Park Refuse			12,500	12,500
Landscaping of public open space		15,000		15,000
UPS for security systems		11,500		11,500
CAPITAL EXPENDITURE (PPE)				
CCTV / LPR Cameras			10,000	10,000
Fence / Wall		155,000		155,000
Plant and Equipment			10,000	10,000
UPS for security systems		16,154		16,154
Upgrade of Guard hut		49,568		49,568
Total Expenditure funded from Surplus	65,145	262,222	84,000	411,367

He asked the member to approve this proposed utilisation.

- Proposed by: David Baldwin
- Seconded by: Corne Dreyer
- No members opposed.

Motion to approve the additional surplus fund utilisation for 2024/2025 was therefore carried.

9.2 Approval of the budget for 2025/26

Dale presented the budget for the 2025/2026 financial year for adoption. In doing so he pointed out that such approval was a requirement of CCT but that the budget will be reviewed at the end of the 2024/2025 year and adjusted for changes that occurred in 2024/2025.

- Motion to approve the 2025/2026 budget as presented was proposed by: Greg Scott and seconded by: Corne Dreyer
- No members opposed.

Motion to approve the 2025/2026 budget was therefore carried.

10 APPROVAL OF THE IMPLEMENTATION PLANS FOR 2025/2026

Corne advised that the implementation plan for 2024/5 was published on the MRCID website and asked if it could be taken as read. He then called for a motion to accept the plan.

- Proposed by: Dale Lippstreu
- Seconded by: Greg Scott
- No members opposed.

Motion to approve the 2025/2026 implementation was therefore carried.

11 APPROVAL OF THE ANNUAL REPORT FOR 2023/24

Corne advised that the Annual Report for 2023/5 was published on the MRCID website and asked if it could be taken as read. He then called for a motion to accept the Report.

- Proposed by: Greg Scott
- Seconded by: Neil Jansson
- No members opposed.

Motion to accept the 2024 Final Draft Annual Report as the Final 2024 Annual Report was therefore carried.

12 APPOINTMENT OF REGISTERED AUDITOR

Corne advised that the current Auditors Curtis and Co are approved by the CCT and are the appointed auditors for several of the CID's in and around Cape Town. Curtis and Co as Auditors for 2024/2025

- Proposed by: Greg Scott
- Seconded by: Danela Bryant
- No members opposed

Motion to accept the reappointment of Curtis & Co was therefore carried

13 CONFIRMATION OF COMPANY SECRETARY

Corne advised that the current company secretary was Greg Scott. He called for a motion to reappoint Greg Scott as the Company Secretary for 2024/2025

- Proposed by : Corne Dreyer
- Seconded by: Robyn Andamou
- No members opposed.

Motion to reappoint Greg Scot as the Mount Rhodes CID Company Secretary was therefore carried

14 ELECTION OF BOARD MEMBERS

Corne advised that Gregg Scott was up for re-election as a director for the Mount Rhodes CID. He said that he had received 2 Nominations for Greg Scott and called for a motion to approve Greg's appointment.

- Motion proposed by: Danela Bryant
- Seconded by: Neil Jansson
- No members opposed.

Motion to reappoint Greg Scot as a Mount Rhodes CID Company director was therefore carried

15 - 16 GENERAL & Q&A

- Christine Heeg-Weimann asked whether a set of FAQ's could be put together for newcomers to Mount Rhodes.
- Sandra Hill said that she was concerned there was an erosion risk in the firebreak between Llandudno and Mount Rhodes as there was a path down the slope that had become very deep.
- Rick Harding (52) advised that a vagrant had settled in the vacant land outside his property and asked who should be informed about this.
- John Douglas (84) asked whether the booms at the entrance to Mount Rhodes could be made operational on an automated opening basis
- Siddharth Goel (18) asked whether CoCT could be asked to repair the pot holes in Mount Rhodes Drive opposite no 20.
- It was agreed that all items would be followed up by CID team.
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17 ADJOURNMENT

Meeting was adjourned at 8:20pm