



MOUNT RHODE CID NPC
2019/080628/08

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

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

DATE: 27 November 2025

TIME: 18H30

1 REGISTRATION

17 members were present. All members present signed the register.
8 proxies were signed by members these were noted on the register.
Nonhlanhla Ngubane remotely represented the City of Cape Town.

2 WELCOME AND APOLOGIES

Corne Dreyer welcomed all present and thanked Nonhlanhla Ngubane as the representative of the City of Cape Town.

Danela Bryant sent apologies a family emergency prohibited her from attending the meeting but had indicated that she was prepared to stand for re-election as a director for the Mount Rhodes CID.

3 MEMBERSHIP

Corne reported that during the year 3 members had resigned due to the sale of their properties and 35 homeowners had become new members with the result that 92% of homeowners were now members. Corne thanked Neil Jansson for his extensive efforts to achieve this.

4 QUORUM

He said that in terms of MOI of MRCID NPC 10% of members constituted a quorum as there were 17 members present and 8 proxies were held the meeting was duly constituted.

5 PREVIOUS AGM MINUTES

Approval

Corne Dreyer advised that the minutes of the 2024 AGM had been made available to members as part of the Annual General Meeting documentation on the website 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 Ledlov Solnor, seconded by Christine Heeg-Weimann. The 2024 minutes were adopted at the meeting without any objections.

Matters Arising

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

6 CHAIRPERSON'S REPORT

Summary

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, enhancement of the common areas within Mount Rhodes, community engagement and effort directed towards environmental sustainability and stability.

Management Structure

Corne outlined the current management structure for the Mount Rhodes CID.

- 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

Key Events and Challenges

Corne explained that the Community Park project had had to be abandoned due a change of plan by CoCT which now intended to sell the 2 affected erven. Corne concluded by saying that all other projects initiated during the financial year and been successfully completed.

Acknowledgements

Corne thanked Neil and his team, Howard and Adolphus for keeping Mount Rhodes tidy. He also thanked the CID team at the City of Cape Town for their on-going support and assistance. He thanked Dale for his management of the project to upgrade the entrance into Mount Rhodes. He went on to say that the upgrade had positively impacted on the value of the properties in Mount Rhodes.

7 | FEEDBACK ON OPERATIONS

Security

Corne then reviewed the security operations pointing out inter alia that while there had been 792 incidents in Hout Bay for the calendar year to 31 October there had been none in Mount Rhodes for the same period.

He reminded members of the security infrastructure in place comprising:

- 57 perimeter cameras monitored by Deep Blue
- 5km The electrified perimeter fence
- Armed response and patrolling services
- Boom access control

He said that Deep Blue's services were subject to a service level agreement and that that MRCID had a software system which enabled it to monitor camera uptime and Deep Blue's performance in terms of the SLA. He added that a project to install a further 12 cameras within the area of Mount Rhodes was underway to add to security monitoring.

Corne reported that MRCID had increased its donation to CCP (Community Crime Prevention) to R2,500 per month. He said that CCP operated as a NGO and was reliant on donations to sustain its services. He went on to explain the Buzzer App provided by CCP and its usefulness in seeking assistance and reporting for crime prevention.

Groundsman

Neil Jansson then gave an overview of the purpose and activities of the grounds maintenance team. He said that the perimeter fence is a primary focus area and it was currently being evaluated to establish maintenance required. Neil added that the grounds maintenance team had also started doing basic maintenance on verges on an on-going basis where required.

Perimeter Clean-up

Neil reported that following concerns raised by Rick Harding at the 2024 AGM a clean-up was undertaken along the perimeter of the fence line adjacent to numbers 50,52,54 Mount Rhodes Drive and that 7 truckloads of rubbish had been removed.

Signage

Neil said that following on the requests from the 2024 AGM 7 signs were put up to manage the speed of motorists and the behaviour of pet owners when walking their dogs.

Security Booms

Following requests from the 2024 AGM Neil reported that the booms had been re-instituted. They are open from 6am – 6pm and then lowered in the evening but open automatically opened when triggered by a vehicle via road sensors.

Area Refuse Bins

Resulting from numerous member complaints 2 refuse bins were bought and put in place at the top gate entrance into the nature reserve and next to the container shed at the entrance to Mount Rhodes.

Speed Bumps

Neil summarised the discussions that have been taking place on the Mount Rhodes Community Group regarding the speed of motorists. He went on to explain that before putting speed bumps in place the camera's will be used to measure vehicle speeds. Speeding will be reported to offenders but if this did not achieve the desired results the necessity for speed bumps will be reassessed.

Victoria Embankment

Neil showed photographs where the approximately 80 meters of embankment above Victoria Road side is very badly eroded. He said that the City had been out to inspect the fence and the embankment but had communicated that due to limited budgets it is not a priority. Neil explained that he will be following up the issue on a regular basis.

Little Lion's Head fire breaks

Neil said that the fire breaks had been cut by the city. Neil explained that since the ownership of the mountain is partly private a controlled burn is going to take longer to arrange. He went on to say he would be pursuing the issue.

COMMUNICATION - Website

Neil indicated that the MRCID website is updated whenever there is a requirement to do so. It is completely compliant as per the City of Cape Town's requirements.

COMMUNICATION – WhatsApp Community Group

Neil appealed to members to follow the process in place if people need to be added to the Mount Rhodes WhatsApp community. This is to ensure that the people in the Mount Rhodes WhatsApp groups are residents of Mount Rhodes. He went on to request that B&B and Guest House Owners communicate with their guests that the speed limit 40km/h and that drones are not welcome.

Neil handed over to Dale who gave a recap of the entrance wall project and the continued embankment upgrade. Dale thanked Ian Jackson, David Hendry and Greg Scott for their contributions to the wall project.

8 NOTING OF AUDITED FINANCIAL STATEMENTS 2023/24

PRESENTATION

Dale Lippstreu presented the audited annual financial statement for the year ended 30th June 2025. He explained that the financial governance of the CID is subject to rules and processes set down by CoCT. He highlighted the large of cash holding reflected in the balance sheet which he said had increased due to the delay and subsequent cancellation of the community park project.

Turning to the Income Statement he pointed out that income for the year amounted to R816,107 comprising additional rates of R747, 029 and R69,078 interest on the cash holding. Approximately, R500,000 per month was expended on security services in the form of camera leasing CCTV monitoring, armed response and gate management.

Turning to the Statement of Cash Flows he pointed out that it reflected a change in cash and cash equivalents of R203,782 as a result of the deferred expenditure relating to the community park.

The audited financial statements for 2024/2025 were noted by the meeting

9 BUDGET

Noting of additional surplus funds utilised for 2025/2026

Dale reported that the MRCID board had developed a revised program of investment pursuant to which funds had been transferred to the current 2025/6 as reflected in the table below. He said that this program was already well under way with the feature wall at the entrance to Mount Rhodes complete and the internal security camera project in progress.

He said that the landscaping components of the project plan would be delayed until the onset of the winter rains in 2026.

MOUNT RHODES CID			
ADDITIONAL SURPLUS UTILISATION FOR 2025/26 APPROVED BY THE BOARD			
Line Item	Approved Surplus Funding	Adhoc Adjustment Budget approved by the Board	Total
Revenue			
Accumulated Surplus (Projects + Capital)	- 55 416	- 594 000	- 649 416
Total Surplus funding in the budget	- 55 416	- 594 000	- 649 416
Expenditure			
Augment Budget	55 416		55 416
Projects			
PROJECT 1 - Landscaping of left side of Mount Rhodes Entrance		25 000	25 000
PROJECT 2 - Clearing of right side of Mount Rhodes Entrance		35 000	35 000
PROJECT 3 - Development of Public Open Space		15 000	15 000
PROJECT 4 - Restoration of sidewalk into Mount Rhodes		12 500	12 500
PROJECT 5 - Additional batteries at Mount Rhodes Entrance		11 500	11 500
PROJECT 6 - Rewire and program boom at Mount Rhodes Entrance		20 000	20 000
PROJECT 7 - Stabilisation of right side embankment of entrance into Mount Rhodes		200 000	200 000
Capital Expenditure (PPE)			
PROJECT 9 (PPE) - Entrance Wall		155 000	155 000
PROJECT 10 (PPE) - Internal CCTV / LPR Camera Network		120 000	120 000
Total Expenditure funded from Surplus	55 416	594 000	649 416
Difference	-	-	-

The additional surplus funds for the Mount Rhodes CID for 2025/2026 were noted by the meeting.

Approval of additional surplus funds for 2026/2027

Dale presented the following table setting out the additional surplus funds that the MRCID board proposed to utilise in 2026/2027 financial year.

MOUNT RHODES COMMUNITY IMPROVEMENT DISTRICT		
2026/27		
PROPOSED UTILISATION OF ACCUMULATED SURPLUS		
EXPENDITURE	Proposed Budget	
	R	
Core Business	56 743	18.8%
<i>Augment budget</i>	56 743	
Projects	195 000	64.6%
PROJECT 1 - Landscaping of left side of Mount Rhodes Entrance	15 000	
PROJECT 3 - Development of Public Open Space	15 000	
PROJECT 7 - Stabilisation of right side embankment of entrance into Mount Rhodes	150 000	
PROJECT 8 - Set-up of the right side entrance garden	15 000	
Capital Expenditure (PPE)	50 000	16.6%
PROJECT 10 (PPE) - Internal CCTV / LPR Camera Network	50 000	
TOTAL EXPENDITURE	301 743	100.0%

Dale then asked the members to approve this proposed utilisation.

- Proposed by John Douglas
- Seconded by Hannes Potgieter
- No members opposed.

Motion to approve the additional surplus fund utilisation for 2026/2027 was therefore carried.

Approval of the budget for 2026/27

Dale then presented the budget for the 2026/2027 financial year for adoption. In doing so he pointed out that such approval was a requirement of City of Cape Town but that the budget will be reviewed at the end of the 2025/2026 year and adjusted for changes that occurred in 2025/2026. He then called for a motion to for approval..

- Proposed by John Douglas
- Seconded by Hannes Potgieter
- No members opposed.

Motion to approve the 2026/2027 budget was therefore carried.

10 APPROVAL OF THE IMPLEMENTATION PLANS FOR 2026/2027

Corne advised that the implementation plan for 2026/2027 was published on the MRCID website and asked if it could be taken as read. He then called for a motion to accept the plans.

- Proposed by John Douglas
- Seconded by Hannes Potgieter
- No members opposed.

Motion to approve the 2026/2027 implementation plans was therefore carried.

NOTING OF THE ANNUAL REPORT FOR 2024/25

Corne advised that the Annual Report was published on the MRCID website and asked if it could be taken as read.

The Annual Report for the Mount Rhodes CID for 2025/2026 was noted by the meeting.

11 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 2025/2026

- Proposed by Gregg Scott
- Seconded by Corne Dreyer
- No members opposed.

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

12 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 2025/2026

- Proposed by Corne Dreyer
- Seconded by Neil Jansson
- No members opposed.

Motion to reappoint Greg Scott as Company Secretary was therefore carried

14 ELECTION OF BOARD MEMBERS

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

- Motion proposed by Luis Frasco
- Seconded by Neil Jansson
- No members opposed.

Motion to reappoint Danela Bryant as a director was therefore carried

15 and 16 GENERAL and Q&A

- Mickey Barchard expressed concern that gum trees were overhanging Mount Rhodes Drive in certain place. Neil Jansson advised that the trees are listed for maintenance.
- Bernardo Puglia suggested the community interests would be better served if all residents used Deep Blue for their domestic security service. Corne agreed and undertook to discuss a strategy for achieving this with Deep Blue.
- The issue of speedbumps was re-discussed. It was agreed that the cameras would be used as a disincentive to speed and the matter would be revisited.

17 ADJOURNMENT

Meeting was adjourned at 8:02pm