MOUNT RHODES CID NPC

Registration Number: 2019/080628/08

MINUTES OF THE ANNUAL GENERAL MEETING OF MEMBERS

VENUE	St Peter's Hall, 1895 Main Road, Hout Bay
DATE	5 November 2026
TIME	18:30

1. REGISTRATION

33 members were present and signed the attendance register. A total of 17 proxies had been submitted by members and were noted on the register. Bonita Bielawski attended remotely as the representative of the City of Cape Town (CCT).

2. WELCOME & APOLOGIES

Corne Dreyer welcomed all present and thanked Bonita Bielawski for attending as representative of the City of Cape Town. Apologies from Greg Scott and from Danela Bryant were noted.

3. MEMBERSHIP

3.1 Resignations

Corne reported that, during the year under review, four members had resigned following the sale of their properties.

3.2 New Members

Corne reported that four new homeowners had subsequently become members of the MRCID.

4. QUORUM TO CONSTITUTE A MEETING

Corne stated that, in terms of the Memorandum of Incorporation (MOI) of the MRCID NPC 10% of the membership constitutes a quorum. With 33 members present and 17 proxies held, the meeting was declared duly constituted.

5. PREVIOUS AGM MINUTES

5.1 Approval

Corne Dreyer advised that the minutes of the 2025 AGM had been made available to members on the website as part of the AGM documentation and asked that they be taken as read. He then called for the minutes to be adopted as a true and accurate record of the proceedings.

Proposed by: Dale Lippstreu
Seconded by: Christine Heeg-Weimann
Outcome: The 2025 AGM minutes were adopted without objection.

5.2 Matters Arising

There were no matters arising from the previous AGM minutes and no outstanding matters to be carried forward.

6. CHAIRPERSON'S REPORT

Corne Dreyer presented his Chairperson's Report. He advised that during the year under review MRCID had continued to focus on expanding and improving security measures, enhancing common areas within Mount Rhodes, fostering community engagement and supporting environmental sustainability and stability.

Corne outlined the current management structure of the Mount Rhodes CID:

- Corne Dreyer – Chairperson and Public Safety Portfolio.
- Dale Lippstreu – Finance and Management, including debtors, creditors, accounting and the annual audit.
- Danela Bryant – Social and Economic Development.
- Greg Scott – Cleansing and Maintenance.

Corne presented a diagram explaining the CID management framework and the roles performed by the volunteers. He also discussed the challenges arising from limited volunteer and financial resources. He

advised that the current environmental upgrade projects would continue but the primary focus would remain on security infrastructure and services.

Corne thanked Howard and Adolphus for their work in keeping Mount Rhodes tidy, the City of Cape Town CID team for their continued support and assistance, Juanita from Signature Consulting, and Ros from AccountIT.

7. FEEDBACK ON OPERATIONS 2025/26

7.1 Security

Corne reviewed security operations and reported a reduction in recorded incidents in Hout Bay from 792 in 2025 to 598 in 2026. He advised that there had been no security incidents in Mount Rhodes with only 2 wildlife incidents being recorded during 2026.

The security infrastructure in place was noted as follows:

- 57 perimeter cameras and 12 internal cameras monitored by Deep Blue.
- A 5 km electrified perimeter fence.
- 24/7 camera and fence monitoring supported by armed response and patrolling services.

Corne explained that the perimeter cameras are owned by Deep Blue and monitored under a Service Level Agreement (SLA). He advised that MRCID uses a software system to track camera uptime and monitor Deep Blue's performance against the SLA.

Corne further reported that MRCID makes a monthly financial contribution to Hout Bay Community Crime Prevention (CCP). He highlighted the Buzzer App provided by CCP as a useful tool for emergency assistance and crime-prevention reporting.

7.2 General Management

Corne explained that a critical component of general management is the supervision of the groundsmen, who provide essential environmental services to the community.

7.3 Communication

Corne explained the community communication structure established on WhatsApp, which currently comprises six distinct groups within the community.

8. APPROVAL OF THE ANNUAL REPORT FOR 2025/26

Corne advised that the Annual Report for 2025/26 had been published on the MRCID website. He explained that the report provides a holistic overview of the activities and performance of the CID during the financial year, covering both practical service delivery and financial governance. He asked that the Annual Report be taken as read.

The Annual Report for the Mount Rhodes CID for 2025/26 was formally noted and accepted by the meeting.

Proposed by: Corne Dreyer

Seconded by: Dale Lippstreu

Outcome: The Annual Report for 2025/26 was accepted by the meeting.

9. NOTING OF AUDITED FINANCIAL STATEMENTS 2025/26

Dale Lippstreu explained that the MRCID operates through a non-profit company (NPC) and that the Audited Financial Statements are published on the MRCID website. He pointed out that the financial governance of the CID is subject to rules and processes mandated by the City of Cape Town and that the CID operates within the CoCT governance framework.

Dale presented excerpts from the audited annual financial statements for the financial year ended 30 June 2026. He presented the Balance Sheet and highlighted cash holdings of R951,098. He explained that the cash reserves included approximately R500,000 transferred from the Mount Rhodes Homeowners Association that preceded the CID and from the fact that payments to Deep Blue were deferred while the security infrastructure was being made fully operational.

Dale explained the asset register highlighting the increased value of the fencing asset which in fact was the feature wall at the entrance. He further noted total income of R936,108 for the year, comprising additional rates collections of R873,153 and interest income of R62,955. He pointed out that while the Statement of Cash Flows reflected a cash surplus from operations there was nevertheless a reduction in cash and cash equivalents arising primarily from infrastructure expenditure at the main entrance.

The Audited Financial Statements for 2025/26 were formally noted by the meeting.

10. BUDGET

10.1 Approval of Additional Surplus Funds Utilisation for 2026/27

Dale reported that the MRCID Board had revised its budget for the 2026/27 financial year by allocating a further R80,000 of surplus funds in response to community requests for a traffic-calming measures to be implemented in Mount Rhodes Drive. Dale explained that the allocations were loosely based on quotations obtained by Neil Jansson and would require further refinement once the exact measures to be implemented had been determined in consultation with CoCT roads engineers. CoCT engineers had already granted basic in-principle approval for speed humps, but had indicated that alternative measures should also be investigated.

Dale then called for formal approval of the additional surplus funds allocation for 2026/27.

Proposed by: Christine Heeg-Weimann

Seconded by: Corne Dreyer

Outcome: The additional surplus funds utilisation for the 2026/27 financial year was approved.

10.2 Approval of the Budget for 2027/28

Dale presented the proposed budget for the 2027/28 financial year. He explained that the CID revenue projections are primarily governed by the five-year financial agreement with the City of Cape Town. Henning Budder Fischer raised a concern that municipal rates had increased significantly, but that this increase was not reflected in the CID budgeted income. Bonita Bielawski advised that any increase in the additional rates paid by homeowners would distributed to MRCID in the form of an adjusting payment at the end of the financial year,

Dale then asked for the proposed adjusted budget be approved by the meeting.
Proposed by: Christine Heeg-Weimann
Seconded by: Hannes Potgieter
Outcome: The budget for the 2027/28 financial year was approved.

10.3 Approval of Surplus Utilisation for 2027/28

Dale presented the proposed utilisation of surplus funds for the 2027/28 financial year. The proposed surplus utilisation was put to the meeting for approval.
Proposed by: Hannes Potgieter
Seconded by: Christine Heeg-Weimann
Outcome: The proposed surplus utilisation for 2027/28 was approved with no opposition.

11. APPROVAL OF THE IMPLEMENTATION PLAN FOR 2027/28

Corne advised that the formal Implementation Plan for 2027/28 had been published on the MRCID website. He explained that the plan sets out the operational outputs required of the CID volunteers and the Key Performance Indicators (KPIs) used to measure performance. He asked that the document be taken as read and called for a motion to approve it.

Proposed by: Dale Lippstreu
Seconded by: Hannes Potgieter
Outcome: No members opposed. The motion to approve the 2027/28 Implementation Plan was carried.

12. APPOINTMENT OF A REGISTERED AUDITOR

Corne advised that the current auditor Harry Curtis of Curtis & Co had retired and that Sommerville and Associates Inc. had been approved by the City of Cape Town and were serving as appointed auditors for several CIDs in and around Cape Town. He proposed that Sommerville and Associates Inc. be appointed as the MRCID's registered auditor for the 2026/27 financial year.

Proposed by: Dale Lippstreu

Seconded by: Christine Heeg-Weimann

Outcome: No members opposed. The appointment of Sommerville and Associates Inc. was approved.

13. CONFIRMATION OF COMPANY SECRETARY

Corne advised that the current Company Secretary is Greg Scott and called for a motion to confirm his reappointment as Company Secretary for the 2026/27 period.

Proposed by: Dale Lippstreu

Seconded by: Hannes Potgieter

Outcome: No members opposed. Greg Scott was reappointed as Company Secretary.

14. ELECTION OF BOARD MEMBERS

Corne advised that he and Dale Lippstreu had resigned as directors in terms of the rules laid down in the Memorandum of Incorporation of MRCID but had declared themselves available for re-election. He advised that valid nominations had been received for both of them and called for a vote on their reappointment.

Proposed by: Hannes Potgieter

Seconded by: Mickey Barchard

Outcome: No members opposed. Corne Dreyer and Dale Lippstreu were reappointed as directors.

15. GENERAL

15.1 Traffic-Calming Initiative

There was a broad ranging discussion on speed humps and broader traffic-calming measures and it was agreed that a dedicated special-project steering team would be established to manage the initiative.

Dave Hendry and Neil Jansson were identified as the project champions, with Christine Heeg-Weimann and Bonita Bielawski providing support as required. The team would drive the project through to completion, subject to the requirement that any expenditure outside the approved budget must receive prior Board approval.

17. ADJOURNMENT

There being no further business, the meeting was adjourned at 20:25.