



**CLAREMONT IMPROVEMENT DISTRICT COMPANY NPC (CIDC)
MINUTES OF THE 21ST ANNUAL GENERAL MEETING AND TO CONSIDER THE APPROVAL OF
THE FINANCIAL STATEMENTS AND OTHER MATTERS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2021 HELD AT THE PARK INN BY RADISSON
HOTEL, HEMLOCK STREET, NEWLANDS ON THURSDAY 4 NOVEMBER 2020 AT 17H00**

1. Registration	
2. Welcome & Apologies	David Stoll, CIDC Chairman welcomed all present to the 21st Annual General Meeting of the Claremont Improvement District Company NPC (CIDC) The following apologies were tabled: • Mike Nixon New Property Ventures (Proxy recieved) • Mike Kabat Claremont CPF • Hannes van der Merwe Straatwerk • Susan Smith LPR User Group • Colonel Louw Claremont SAPS • Gavin Hiscock CIDC Board member (Proxy received) • Paul Williamson City of Cape Town • Janice Adams City of Cape Town • Jean-Ray Knighton Fitt U-Turn Homeless Ministries A total of 31 of the CIDC's stakeholders, partners staff and members were present at the meeting.
3. Membership	
3.1 Resignation	The Chairman reported no resignations were received for the period under review.
3.2 New Membership	The Chairman reported that no new membership was requested for the period under review
4. Quorum to constitute the meeting	The Chairman confirmed that with 80% of the members present (or via proxy) that the meeting was properly constituted.
5. Previous AGM Minutes	
5.1 Approval	The minutes of the previous AGM were circulated prior to the meeting and was placed on the CIDC website. Proposed by: David Stoll Seconded by: Faizah Behardien
5.2 Matters Arising	A.Kerbelker reported that there has been no further movement on the 4x4 track at the Bowwood Bowling Greens, outside the CIDC boundaries. A.Kerbelker reported that the City of Cape Town's parking marshalls would be deployed in Claremont at the end of November 2021.
6. Chairman's Report	The Chairman presented his report, a copy of which is attached to the minutes.

7. Feedback on Operations 2020/21	Abdul Kerbelker, CIDC Executive Manager, gave an overview of the CIDC for the period under review. The CIDC model is one that continues to deliver the services of a safe and clean environment. Communication with all stakeholders has been prioritised. The CIDC has also prioritised its partnerships with social interventions in Claremont. The CIDC does an annual survey of ground floor retailers and in the year under review the CIDC received 98 compliments and amongst the complaints received, were issues of businesses requesting more security services outside the CIDC's scope of work. Developments over the past year has been very slow and he pointed out the Newlands Peak development with an expected 200 additional people coming into the CIDC area to reside. The campus at Newlands Cricket stadium also brings additional students into the CIDC area. The CIDC has a vision of creating a busy, safe and well managed public space which is where the future of Claremont lies. Therefore, we need the IRT system to happen much quicker. Maintenance happens all the time and he gave an overview of Urban Management statistics for the period under review. He gave an overview of LPR camera successes over a 3-month period. Social issues have increased during Covid and thanks to the CIDC's partnerships with all six of the CIDCs Social Partners, have managed to place various homeless people into shelters during the past few months. Joint operations were conducted with the SAPS and Law Enforcement during the period under review. The CIDC requires maintenance of the City's infrastructure in terms of public lighting and roads defects such as potholes etc. The CIDC has various joint forums with the SAPS and requires businesses to communicate their concerns via these forums. The IRT needs to be fast tracked which will increase job opportunities. Thank you to Councillor who has served on the CIDC Board for at least 12 years and was always willing to join the CIDC events and staff functions with a word of motivation. Councillor Iversen was always available for walkabouts to pick up and report faults. Cllr Iversen said that it had been a privilege to be a part of the team and said that the CIDC had done a marvellous job in putting pressure on him as Claremont Ward Councillor as well as the City of Cape Town, to make things happen in Claremont. He said that the disappointment was the money waiting in the bank for the City of Cape Town to partner with the CIDC. He said that he was confident that his successor would be an outstanding Ward Councillor.
8. Noting of Audited Financial Statements 2020/21	Proposed by: David Stoll Seconded by: Gregg Huntingford
9. Budget	9.1 Noting of additional surplus funds utilised in 2020/21 (approved by the Board) 9.2 Approval of additional surplus funds utilisation for 2021/22 9.3 Approval of surplus funds utilisation for 2022/23 9.4 Approval of the budget for 2022/23 Proposed by: Janine van der Stok Seconded by: Abdul Kerbelker (Proxy for Mike Nixon)
10. Approval of the Implementation plan for 2022/23	Proposed by: Claire Vaskys Seconded by: Faizah Behardien
11. Appointment of a Registered Auditor	The CIDC's current Auditors are BDO SA Inc.

	Proposed by: David Stoll Seconded by: Ielhaam Abrahams
12. Confirmation of Company Secretary	The CIDC's current Company Secretary is Kilgetty Secretarial Services Proposed by: Ielhaam Abrahams Seconded by: Gregg Huntingford
13. Election of Board Members	Gavin Hiscock and Faizah Behardien resigned and both made themselves available for re-election to the CIDC NPC Board Proposed by: David Stoll Seconded by: John Bielich
14. <u>Claremont Road Bypass Company NPC</u>	
Approval of the budget for 2022/23	Proposed by: Claire Vaskys Seconded by: Abdul Kerbelker (Proxy for Gavin Hiscock)
Election of Board Members	David Stoll resigned and made himself available for re-election to the CRBC NPC Board Proposed by: Claire Vaskys Seconded by: Abdul Kerbelker (Proxy for Gavin Hiscock)
15. General / 16. Q & A	Q: Les Salo of Gibson House enquired about the status of Werdmuller Centre A: A.Kerbelker responded that Werdmuler has been approved for re-development but currently there is no activity. Q: Les Salo mentioned that a notice board had gone up at the Bowling Greens. A: Ian Iversen, former Claremont Ward Councillor responded that it is a land restitution intended for accommodation. The notice was a further application to deal with this aspect to either delete it or postpone the plans for the building, which does not include the scout hall or the tennis court. Ian Iversen stated that it must be known that it the land is not municipal property and is owned by the trustees who are responsible for the property. Q: Debbie Wall Smith enquired about the Cavendish Close development A: Faizah Behardien responded that the transfer for the sale of the property had not gone through as yet. Les Salo mentioned that he had heard of possible student accommodation planned for Station Road. No one present at the meeting could confirm this. Abdul Kerbelker thanked the CIDC Board for its sterling service during the year, the staff of the CIDC, Janine van der Stok the CIDC's accountant, Lydia van der Merwe, the SAPS, Tamzin from U-Turn and Securitas.
17. Adjournment	The Chairman thanked everyone for attending the CIDC's 21st AGM and the meeting was closed at 18h01

Chairman's Report delivered by David Stoll, CIDC Chairman

04 November 2021

Good Evening Ladies & Gentlemen

Welcome to this, the **21st** Annual General Meeting of the Claremont Improvement District Company.

It gives me great pleasure to submit my **Chairman's Report**

This time last year we were in the depths of our battle against the CoVid19 pandemic. The world was an uncertain place and it was to be another 6 months, until the vaccination roll out commenced in South Africa. Thankfully since then, and in particular, since the vaccine roll out began, we have seen the no. of deaths and positive cases decreasing & the Lockdown Levels reducing, such that today we are in Adjusted Lockdown Level 1. There is a sense of normality (new normal) & optimism and yet here we are today at our AGM, observing protocols such as self-distancing, wearing masks and meeting via Zoom. **A reminder**, that we must remain vigilant and aware of this danger which lurks out there, waiting to pounce should we become complacent. We sincerely hope that the 4th wave being predicted by some experts, is avoidable.

These unprecedented times have challenged us as a CID to be resourceful and imaginative in carrying out our duties & responsibilities and I'm confident to report that we have performed admirably, as you will hear when I list some of the year's highlights shortly.

Having mentioned the "CoVid19 effect" once again it is pleasing to see that so many of you have made the effort to attend in person & certainly it makes a change from the Zoom & Team's meetings, we have become all too familiar with.

The year to 30 June 2021 was conducted entirely under the grip & effect of pandemic conditions. This was a contrast to the prior year, in which only 3 months were subject to the pandemic scenario. During this year, we perfected our Covid protocols, minimised our own infection rates and assisted businesses and the public with the implementation of good practices.

Against this background, you our Ratepayers, our Stakeholders – continued to support us by paying your levies timeously, this in turn allowed the CoCT to continue to pay over to us our monthly levies, thus enabling us to continue to operate. My thanks for this support which is much appreciated.

Some of our notable successes in the last year:

Our LPR (Licence Plate Registration) camera network, which covers all the access roads into Claremont CBD contributed to many arrests being made and the recovery of stolen or hijacked vehicles (on average 70 arrests and 18 vehicle recoveries every quarter).

We've dealt with Armed Robberies, Business Break-ins, Fires and of course recently, the threats of National Looting & Taxi Violence. Much of this with the support and in assistance to, our brethren at Claremont SAPS.

Our focus on the Homeless became more focussed - our social partnerships with U-turn / our Ward Councillor/ SAPS / The Haven / St Ignatius & the Dept of Social Development allowed for services to be delivered to the 78 homeless individuals whom we interact with in our CBD. Importantly in partnership with U-turn & our Councillor we enabled the administering of vaccines at the U-turn Claremont Centre.

At the same time the Homeless challenged us with their involvement in petty crime, particularly under hard lockdown and their activity was increasingly monitored on a daily basis.

So as always, I think it's fair to say that during the period under review, we continued to do what we do well – that is **to address the crime, grime & social issues of the Claremont CBD**. Our reasons to exist!

We are fortunate to have a loyal & competent management team. Under the guidance & leadership of our Executive Manager, Abdul Kerbelker, they have continued to rally to the challenges presented by Covid and their response has, once again, been critical to our success. They are to be thanked & commended for this.

Our Financial Statements for the year under review reflect a business on a solid footing with ample reserves. We recorded a **surplus** of R742,215, this largely arising due to unbudgeted Interest Received R 195k, savings in Personnel Costs R260k (we budgeted for a Night Shift Manager (who was absorbed by Security)) & Various expenses reduced due to Covid restrictions (Marketing, Motor Vehicles & Repairs & Maintenance). Notably, unlike prior years, the City did not release any monies from their **Bad Debt Retention Fund**. This has however been rectified in September this year with the release of R 657,966 which was not budgeted for in the current financial year. This release being directly attributable to the excellent payment record of the Claremont Ratepayers, for which I thank you once again.

At year end, we have R7.1m in the bank. The City directs that Reserves ideally be equivalent to 3 months' worth of Levies, which in our case, equates to +/- R 2.6m. So theoretically we have Net Distributable Assets of R4.5m less Provisions & Trade Liabilities of R1.2m leaving R3.3m to invest into Claremont.

As I have explained in prior years, sadly quite a few years now without success, we had hoped to utilise some of these funds (up to R2.5m) to upgrade the appearance and functionality of Main Road (particularly from a traffic calming perspective). This was conditional on an equivalent contribution from the CoCT. To date the City has failed to come forward with any proposal whatsoever on this (so, clearly not a priority during Covid). However, we will continue to lobby the City on this as we feel a meaningful opportunity exists for improvement.

BUDGET 2022/23

A quick word on our 2022/23 Budget which has been distributed in your AGM packs and reflects a 7.5% increase in gross levies, what that equates to in **Rs&Cents** will depend on the Municipal valuation roll. The budget has been attached for approval by the Members and any related questions can be dealt with then.

CLAREMONT BOULEVARD & THE ROAD BYPASS COMPANY

The Financial Statements incorporated into the AGM packs reveal that the Claremont Road Bypass Company at year end (June 2021) has R7m of cash reserves. The DBSA loan agreement provides for bi annual payments of R1.25m until March 2023. Thus, we have 4 payments still to make at 30 June 2021, equivalent to R5m. Thus, we are well placed to repay the remaining instalments due in terms of the Loan Agreement. Whereafter this company should have Distributable Reserves of R2m which could be used to spend on Boulevard related projects or distributed to the CIDC and thereafter become dormant.

THANKS

Finally, a few words of thanks: -

To the officials of the **City** with whom we deal with on a daily basis

To our service providers – particularly **Straatwerk & Securitas**

To the **SAPS** – Claremont branch in particular

Our genuine & sincere thanks for all you do to assist & help us.

Personally, from myself –

Thanks to all our **CIDC staff** – particularly our Exec Manager Abdul Kerbelker / our Admin Manager Karen Bailey, Brian, Eric, Carmen, Theo & to our Accounting resource Janine vd Stok.

Thanks to **Councillor Ian Iversen** (and good wishes on your retirement) and to **Paul Williamson** of the City of Cape Town AND last but not least, thanks to my **fellow Directors** for their continued support and guidance.