



MINUTES OF THE 1ST PUBLIC MEETING FOR THE SIMON'S KLOOF COMMUNITY IMPROVEMENT DISTRICT (SKCID)

Date: 10 October 2023
Time: 18:00
Venue: Simon's Town, Town Hall

ATTENDEES:

GUESTS: Joepie Joubert (City of Cape Town), David-John Michael Steyn (City of Cape Town), Nadima Smith (Simon's Town Community Association)

RESIDENTS: David & Brenda Anderson, Neil Arnott, Robin & Rose Borden, Tweet (Marianne) & Tommy Brummer, Tony & Barbara Bullock, Sergio Capellino, Bronwyn & Nick Cawood, Gavin Chamberlain, Roy Corder, Mark & Robyn Cowie, Paul & Kay Curtis, Sharon and Richard Crowther, Gary & Glynnis Douglas, Mandy du Plessis, Ross & Tziona Faragher-Thomas, Lorraine Goddard, Bydie Gottgens, Angela Hill, John & Margie Laurence, Ian Law, Dermot Magowan, Maureen McJannet, Colin Mc Owen, Colin & Lucene Meintjies, David Moir, Brigitte Murphy, Dermot McGowan; Pieter & Carina Nel, Nico Panagiotopoulos, Louise Paterson, Andries & Clair Schaap, David Shuttleworth, Christi Singer, Martin Smolders, Leon and Sandy Strydom, Norman & Judy Thomson, Steph Venter, Liz Wolvaardt.
(Please note that this list of attendees is based on the signed attendance register).

APOLOGIES: Steve & Glenda Buck, Ian & Iona Cockerill, Geoff & Linda Genricks, Steve & Elaine Hine, James & Michelle Hunter, Richard & Julia Kuhlmann, Simon & Diana Leighton-Morris, Sven & Linda Lunsche, Nigel & Sandra Pearce, Eric Pelser, Pat Smith, Anthony & Ruth Thirsk, Theresa Wilson, Shawn & Lesley Wright, Mike & Clare Watermeyer

SK CID STEERING COMMITTEE: Gary Douglas (GD), Mandy du Plessis (MdP), Lorraine Goddard (LG), Nico Panagiotopoulos (NP), Clair Schaap (CS)

Nico Panagiotopoulos (NP) opened the meeting @ 6:05pm by welcoming and thanking residents and guests for attending the meeting. He then went through the SK CID presentation which included:

- Introduction
- The Steering Committee
- What is a CID?
- The CID Process
- CID Governance
- Why a CID in Simon's Kloof?
- The Proposed Geographic Area
- The Urban Management Survey Results
- The Business Plan Objectives
 - Maintaining & Improving Public Safety
 - Environmental Development: Cleaning, Clearing and Greening
 - Urban Management Initiatives including Fire Management
 - Communications
- Proposed Budget & Financial Implications
- Way Forward
- Consent / Objection Process

NP asked that questions and comments be left until the end of the presentation, and which he opened the floor.

Joepie Joubert from the City of Cape Town introduced their role as facilitators of the entire CID process from concept to approval which includes but not limited to;

- Validation of Steering Committee Members
- CID Boundary confirmation
- Arrears Profile
- Reviews and edits SK CID prepared document submissions;
 - ✓ Public Participation Plan
 - ✓ Urban Management Survey (Perception Survey)
 - ✓ Business Plan (Draft)
 - ✓ Budget (Draft)
 - ✓ 1st & 2nd Public Meeting Presentations
 - ✓ Final CID Application Submission.

Questions raised from the floor:

1. Why isn't St Barts included in the geographical area?

As Saint Barts is a new development in which not all the properties are sold, we have no way of engaging with the owners at this stage. Once the full development is sold, a process to apply to extend the geographically of the CID could be initiated by either party, however this requires completely new CID application process We currently provide no SKNW services to this development.

2. Who runs the whole thing once the CID gets going?

The Steering Committee runs it for now, however once the approval has been granted by the Council, they will become the Founding Directors of the NPO. All residents within the CID may become members of the NPO and they then elect a Board of Directors within 6 months of NPO incorporation that will be in place for a 1-year period and replaced annually at the AGM.

3. You mentioned that Imini will no longer be providing services?

Any services provided to the CID are required to have competitive tendering process. Currently Imini/ISS provide SK with 365 days x 12 hours dedicated patrol vehicle on the basis that and agreed % of residents are contractual clients to Imini/ISS for their home security.

The Steering Committee cannot prescribe which security company should provide alarm response monitoring to the individual households.

4. There is no budget to drive for volunteers in the Business Plan?

Yes, that is correct. We will be hiring contractual resources to do specific functions and that is included in the budget. Recommendations from residents as to how we could improve this were encouraged.

5. How does one volunteer?

Let the committee know you are interested and what skills you have. We are at this stage looking for accounting / finance skills and residents who have good organisational skills and / or are skilled at managing supplier relationships.

6. Does this mean that we need to involve and pay for auditors?

Yes, if/when the CID is approved then we need to engage auditing services. This has been accounted for in the SK CID budget.

7. Is VAT payable?

Yes, and is recoverable.

8. Will the current service / system (SKNW & FEGF) go ahead until the new CID comes into place?

Yes, it will. All current SKNW and FEGF services and objectives continue, as does the associated annual contributions from residents. The two committees have joined into one to assist with administration, decision making and contribution collection. You will be receiving a communication on the annual contribution required by the end of the week.

Necessity to physically operate the SKNW remains to ensure ongoing communications & operations with adjoining NHW's

9. Does the current committee stay in place and are annual contributions due for 23/24?

Yes, the current committee continue to serve in their current capacity, and we will be communicating the 23/24 contribution shortly.

10. If you are not in favour of the CID, what is the process?

Please submit any comments, questions, suggestions you may have in writing to simonskloofcid@gmail.com by 9 November 2023. Thereafter you will be required to indicate your objection to the proposed CID in the voting process. However, feedback is encouraged to allow us to potentially modify the business plan to accommodate relevant concerns and bring more residents on board.

11. Even if some elect No, and everybody else wants the CID, will everybody need to contribute?

Yes, this is a consent process, if 60% or more vote in favour of the CID, everyone in the geographical area will be accountable to pay the rate levied.

12. Who manages the non-payers?

The City of Cape Town through their current practices and processes.

Do all the funds come back to the SKCID from the City?

Every rand that is paid toward the CID, comes back to the NPO. Except for 3% which is held by the City as bad debt provision. The City then refunds us 75% of the bad debt provision.

14. How long will it take for the City to start billing residents?

If the CID proposal is accepted by 60% of the property owners, approved by the City and all business requirements required by the City are in place, the City would commence billing property owners on 1st July 2024.

15. One property = one vote, 2 properties = 2 votes?

You have one vote for each erf owned.

16. What happens with the Abstentions?

Abstentions are treated as a No.

17. How does the voting process take place?

After the 2nd Public Meeting, in which the revised business plan and budget is presented, the Voting process commences. It is a formal process in which a signed form from each property is required either physically or online. If the property is in the name of a business or trust, additional documentation (resolutions, trust documents etc) will need to be submitted with the Voting form. Details of the requirements will be provided by the City.

Please note that an unsigned form equals a no vote, as does an untraceable property owner.

17. Could we email our comments/ questions directly to the City Representatives?

No, unfortunately not. All of the SK residents feedback, comments and or suggestions must be submitted in writing to simonskloofcid@gmail.com by 9 November 2023. This is required to then be collated and submitted to the City. Then together the City and SK CID Steering Committee will address each concern or questions.

Comments:

1. A resident stated that on a positive note that the Industrial area near the Airport, had entered a CID about 35 years ago, and it now most likely the best and safest Industrial area in the Western Cape.
2. Joepie Joubert mentioned that once the CID is established, our Ward Counsellor would sit on the Board as an observer, however he / she will have no voting rights.
3. MdP advised that she had investigated and made contact with other similar sized CID's to obtain insight and learnings, which was extremely useful.
4. A resident stated his concern that should this CID not be approved; we could form part of a bigger CID whose priorities are not in line with ours and this would have a negative impact. Essentially it means that should the SK CID go through, we as a

community decide on the priorities set. The purpose of the Urban Management (Perception Survey) was to identify such priorities.

5. MdP and GD, requested the help of the community in spreading the word, and become proactive motivators in sharing the CID objectives, but also in assisting the committee in obtaining updated contact details and emails where possible.

NP thanked all for attending and closed the SK CID meeting @ 7:40pm by reminding residents of the following:

1. The Business plan, budget and the 1st Public Meeting Presentation are available for viewing on the website www.simonskloofcid.co.za
2. Feedback, comments, suggestions must be submitted in writing to simonskloofcid@gmail.com by 9 November 2023