

# Triangle Farm City Improvement District

Company Registration no: 2005/029020/08  
VAT Registration no: 4310248457

Busaf Park no.2 | 30 Bridge Road | Stikland



09/2009

MINUTES OF THE FIRST ANNUAL GENERAL MEETING OF THE TRIANGLE FARM  
INDUSTRIA IMPROVEMENT DISTRICT ASSOCIATION HELD ON TUESDAY  
15 SEPTEMBER 2009 AT 16H00 IN THE BOARD ROOM, IWT TEXGLASS, BUSAF PARK  
NO. 2, 30 BRIDGE ROAD, TRIANGLE FARM

## 1. WELCOME AND INTRODUCTION BY CHAIRMAN (MR. CLAASSEN)

Marius welcomed and introduced the following guests and thanked them for their assistance in the CID: Mercia Kleinsmith (Ward Councillor), Mr. Joepie Joubert (City of Cape Town-Finance), Mr. Ruan Rossouw (Service Co-ordinator: CIDs), Insp. De Villiers (SAPS). Marius also welcomed everyone present at the meeting.

Marius mentioned some of the highlights over the past year: -

We have achieved a certain level of crime prevention, with the Police playing a major role. Marius introduced and thanked Insp. De Villiers for the SAPS assistance and quick reaction time.

As owners, tenants and members of the CID we can take responsibility in various ways: - keep gates locked, doors closed, don't leave valuable items in your vehicles, and generally just take care. We want all owners to be members of the CID, to get involved and participate.

Our working relationship with the Municipality was well established with the late Glen Kleinsmith's kind assistance, who said "if you don't shout, you don't get service" - so we shouted, and got service and assistance. Projects were conducted in the area like the cleansing of the whole area, the greenbelt strip was leveled, cleansing throughout the area at a cost of R60 - 70 thousand rand. We have a good relationship with the Municipality: - Solid Waste, Roads/ Electricity Department, Sewerage etc. and do projects together and have improvements made on our roads, lamp posts, cleansing.

There were two days the Traffic department were present, and they raised about R10.000 per day in fines, mostly at the Stop street. This practice will continue in an effort to keep our people safe on the roads.

Mr. Ross has assisted in trying to relocate or assist displaced people, rather than just move them out of the area.

A highlight on the finance side is that we have reduced costs by about 30%. This has been possible by reducing admin costs, sending out bills, focusing and having planned security drives.

Marius mentioned some of the lowlights: -

There was a 6 month delay as we had to start a Section 21 Company. It took a bit time to finalize the budget.

The management of CID was slow, but with Lynette there has been an improvement.

The first security company that we appointed did not follow-up properly, the shifts were not properly planned. We now have a new security service provider with effect from the 1 August 2009.

Marius emphasized that we need members to participate and do things together. We want to finalize a complete data base, and there are people who have been visited several times, but still haven't completed the information sheets. If we don't work together, plan together the place will fall to pieces.

We must keep our buildings, streets and green areas looking nice, otherwise the value of our properties will depreciate. We want this area to be one of the safest in the country.

Marius mentioned our goals for the future:

- To have zero tolerance on crime
- To form a complete data base of all owners/tenants/role players
- To educate owners/tenants to prevent crime
- To fence in the whole area
- Improvement of service for infrastructure
- Increase our revenue basis by including Stikland II
- Incorporate environmental issues
- Landscape our area, up to competition level

## 2. PRESENT

The following people were present at the Meeting:

Mercia Kleinsmith, Marius Claassen, Gert Stander, Tony Meyer, Riyaad Omer, Sarah Rushmere, J. H. Ackhurst, Pieter Cronje, Nelia Jansen, Joepie Joubert, Fanie Kamffer, Corne Jordaan, Insp. De Villiers, Hagglund Hyraw, P. Cronshey, Craig Wroe-Street, P. Consani, Chris Rasmus, H. Stroh, C van Deventer, Denzil Carelse, Bruce Horsburgh, Nita Muller, Elma von Plaster, Tony Smit, Richard Noor, Korky Rous, D. Allen, Lize Zietsman, L. Berman, S. Simpson, Di Cameron, L. van Lill.

### 3. APOLOGIES

Peter Bauer (Hose Manufacturers)  
Mrs. O.L. Lindenberg (Micado Investments)  
Mr. Kevin Mort (Vebody)  
Mr. Runan Rossouw (Service Co-ordinator: CIDs)

### 4. QUORUM TO CONSTITUTE MEETING

Marius confirmed that there is a quorum. The Articles of Association stipulate that 3 members are a quorum and present are more than 3.

### 5. NOTICE OF CHANGES -- DIRECTORS / APPLICATIONS FOR MEMBERSHIP

The following were nominated and appointed as Directors:

Mr. M. Claassen, Mr. P. Bauer, Mr. G. Stander, Mr. C. Munro, Mr. T. Meyer

The following have been appointed as Members:

Mr. M. Claassen, Mr. P. Bauer, Mr. G. Stander, Mr. C. Munro, Mr. T. Meyer  
Mr. J.H. Ackhurst, Mr. D.J. Venter, Needham Family Trust, Mr. K. Mort, ~~Mrs. O.L. Lindenberg.~~

### 6. MANAGERS REPORT

The Managers Report was presented by the CID Manager, Lynette van Lill. Lynette mentioned that there are copies available of the Managers Report and briefly presented a slide show of the various projects that have been done in the area:

6.1. At the onset of the implementation of the CID, the area was perceived as very dirty with sand in the verges, litter, dumping, long grass and weeds. A "once off" cleansing of the whole area was conducted. This included the cleaning and leveling of a greenbelt strip. The cleansing of the entrance to the CID in addition to the areas adjacent to the railway lines and in between business premises also received attention.

6.2. During an initial survey of the area, it was determined that there was an absence street lighting in Uranium Road. There was also an absence of litter bins and "no

dumping? signs. The CID addressed the issue with the City of Cape Town and the following resulted: -

- \* Erection of street lamp poles in Uranium Road, behind Clover and throughout the area.
- \* Litter bins were placed throughout the whole area.
- \* A total of 10 "No Dumping" boards were erected.
- \* On the corner of Bridge and Peter Barlow Streets, a stair case was built to prevent the sand from been washed onto the road surface during heavy rains.

- 6.3. The presence of eight containers in Uranium Road presented an unsightly picture. The CID addressed the issue and the containers were removed.
- 6.4. The CID implemented a "5 page" website in order to further effective communication with property and business owners. The website in question comprises of a home page, projects, crime update, newsletter and a complaints / suggestion page.
- 6.5. A large signboard was erected at the entrance to the CID in Busaf Park 1, indicating the CID. The CID Managers contact details appear on the board.
- 6.6. Marketing and promotion of the CID was done by placing an article in the Tygerburger.
- 6.7. The CID met with numerous role players regarding the problems experienced on the City of Cape Town's property adjacent to the BP garage. Concerns were raised concerning the presence of large trucks in close proximity to the electrical power boxes. The owner of the garage in question is to be thanked for erecting guard rails in order to prevent this from occurring.
- 6.8. The CID made a decision to change security service providers. On the 1 August 2009 the CID changed from Thorburn Security to HRF Security as the last mentioned security service provider was located in the area and offer an armed response service.
- 6.9. The services of two cleaners were contracted by the CID through "Agtermekaar Tuindienste" as a "top up" cleansing service to the City of Cape Town. These cleaners remove litter and clean verges, sweep streets, etc. from Monday to Friday.
- 6.10. A garden service was also appointed by the CID to cut grass at the entrance to the CID, alongside railway lines, between business premises and the greenbelt.
- 6.11. Bollards were erected at the entrance in Tetra Road in order to prevent vehicles and trucks from parking on the public open space.

## 7. FINANCIAL REPORT

The financial report was presented by the Chairperson, Mr. Marius Claassen.  
(Statements are attached)

## 8. GUEST SPEAKER

Marius introduced our first guest speaker, Mr. Pieter Cronje, Communication and 2010 spokesperson, City of Cape Town.

Mr. Cronje spoke about the planning around the 2010, progress and financial/business opportunities.

Marius thanked Mr. Pieter Cronje.

## 9. GUEST SPEAKER

Marius introduced Sarah Rushmere, Electricity Efficiency Campaign Manager, City of Cape Town who spoke on the real need for energy efficiency – engaging with the City of Cape Town.

Marius also introduced Mr. Riyaad Omer from Eskom who spoke on Eskom's Energy Efficiency Demand Side Management programmes and Financing Mechanism.

Marius thanked the two guest speakers.

## 10. GENERAL

Marius asked if there were any item anyone would like to raise under general or if there were any questions.

Nelia from Watertite Guttering asked if HRF would be able to negotiate a special rate/discount for the Triangle Farm area. Corne Jordaan from HRF confirmed that they are willing to assist us with a special rate.

## 11. LUCKY DRAW

Ms. Mercia Kleinsmith drew the names for the lucky draw.

## 12. ADJOURNMENT

Marius thanked everybody for attending the meeting and the meeting adjourned at 18H45.

The services of the auditors, Haumann Rodger will be continued with.