

Triangle Industrial City Improvement District NPC

Company Registration no: 2005/029020/08
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MINUTES OF THE FIFTH ANNUAL GENERAL MEETING OF THE TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT NPC HELD ON THE 21 NOVEMBER 2013 AT 16H30 IN THE BOARD ROOM, BUSAF PARK NO. 2, 30 BRIDGE STREET, TRIANGLE FARM

1. REGISTRATION

Mr. Claassen asks that everyone please sign the attendance register and place business cards in the box to enter for the Lucky draw.

The following people were present at the meeting:

Clr. Brendan van der Merwe, Clifford Solomons, Dave Shaw, Dirk Nolte, Dulcie Alves, Fiazal Ally, Gcinikhaya Milisi, Gert Stander, Greg Horsburgh, Hendrik Geldenhuys, Jan Malan, Janet Matthee, Jay-dee Bruce, J.H. Ackhurst, Joepie Joubert, Jorge Alves, Kobus Toua, Larry Berman, Lt. Havenga, Lynette van Lill, Marius Claassen, Marius Fritz, Nelia Jansen, Niklaas van Schalkwyk, Ralph van der Brock, Renier Maartens, Rob Boyd, Runan Rossouw, Sanchia van Lill, Shaun Carney, Shirley Simpson, Sue Malan, Suzette Smidt, Tony Meyer, W/O G. de Villiers, Zolani Gweshane.

2. WELCOME & INTRODUCTION BY CHAIRMAN

The Chairman, Mr. Marius Claassen welcomed all those present at the meeting. A special welcome was extended to Lt. Havenga, W/O de Villiers (SAPS Bellville), Runan Rossouw and Joepie Joubert (City of Cape Town), Clr. Brendan van der Merwe, Gert Stander (CEO of GBS Security), Roads & Storm water, City Parks, Solid Waste and directors of the Triangle Industrial CID.

Introduction:

Mr. Claassen informs the CID is now in its 7th year, and Lynette has been running it for the last five years. Many thanks to Lynette for the wonderful job she is doing.

Points of focus:

Security: Our aim is to stop theft of radio's, car batteries and computers.

Functional: The area needs to be clean, lights and roads in good repair, names on roads, and no vagrants.

Safety: Workers need to feel safe in their work area.

Value: Value will be added to property and business if we achieve the above.

Triangle Farm has the least vacant space, and we have nice buildings and gardens, with long term tenants.

Following a review of what was achieved each year from 2009, Mr. Claassen said what is planned for the future:

We want to know what vehicles are in our area, especially at night.

We must cut down on speeding in Bridge Street.

We want to install fencing from Strand Street to Bridge Street, from Eskom's sub-station to Electron Street up to Chris Steytler, and have just two entrances with clear flow for pedestrians.

A Closed Circuit Camera system is already operating in Cape Town. We want to install five cameras and connect with them, using one hub. We can work together and be proactive with hijacked cars, armed response, and traffic monitoring.

We must make the security more visible with a security office at the entrance which will make workers and visitors feel safe.

A question was raised about having booms at the entrances. Mr. Claassen informed this will not be allowed as there is a policy that regulates gated communities. If it did happen, we would be liable for road maintenance, which is very expensive.

Members neglect to take ownership of their own security. He asked that people install alarms, make sure vehicles are locked and buildings are secure.

Mr. Claassen introduced Mr. Gert Stander, the CID's Security Service provider and CEO of GBS Security.

(See attached presentation)

Mr. Claassen thanked Mr. Stander and his team.

Lynette reports before we continue with the meeting she would like to inform the notice of the Annual General Meeting was circulated to all property and business owners via post and e-mail.

Notices were also published in two local newspapers, "The Cape Times" and "Die Burger" on the 18 October 2013.

3. APOLOGIES

The following apologies were received:

Chris Munro, Peter Bauer, Korky Rous, Greg Vos, Charl du Plessis, Dave Ronquest, Diane Cameron, Martin Muller, Richard Noor, Neill Couert, Col. Nel, Patrick Consani.

4. QUORUM TO CONSTITUTE MEETING

A proxy was received from the following members:

Johann Treurnicht (Triangle Park), Pieter Kroon (Belmet Marine), and Greg Vos (Broadcrown).

Lynette reported a quorum is established as more than 20% of the members are present. This meeting is deemed to be duly convened.

5. APPROVAL OF PREVIOUS AGM MINUTES

The minutes of the previous Annual General Meeting dated 22 November 2012 are read. Proposed to be correct by Mr. Stander and seconded by Mr. Fritz. This is unanimously accepted by the Members.

6. NOTICE OF CHANGES – APPLICATION FOR MEMBERSHIP

The CID currently has nineteen registered members on its membership list.

Following the previous Annual General Meeting, Mr. Kobus Smidt from “The Badge Company” passed away, and his wife Mrs. Suzette Smidt applied for membership.

A further two applications for membership were received from Mr. Rob Boyd and Mr. Pieter Kroon.

Lynette requests a proposal that the applications be accepted. This is proposed to be accepted by Mr. Claassen and seconded by Me. Nelia Jansen and unanimously accepted by those present at the meeting.

7. MANAGER/CHAIRMAN’S REPORT 2012/2013

Lynette reported the Manager/Chairman’s report was circulated via e-mail to property and business owners for their information prior to the Annual General Meeting.

Lynette briefly went through the activities and projects (including photographs) that have successfully been completed:

- A new updated list of “Emergency numbers” sponsored by the CID’s Security Service provider was distributed in May 2013 to all property and business owners in the CID area.
- Media coverage promoting the area and business prospects of the area received attention. An article was placed in the Tyger Burger on the 12/09/2012 and on the 06/11/2013.
- The CID obtained permission from the various departments to build two pathways leading to the bridge on the corner of Peter Barlow Drive and Bridge Street. The pathways were completed in December 2012.

- Due to the damage the roots had caused to a wall and the pavements in Electron Street the CID submitted a request to City Parks to remove the roots and a site meeting was arranged. Permission was obtained from the property owners and the trees were removed and the root pruning completed. A further request was submitted to City Parks and 23 Acacia trees were planted. Thereafter the CID submitted a request to the Roads & Storm water and the tarring of the pavements was completed in February 2013.
- Directosign sponsored the CID with thirteen Combo litterbins that were placed throughout the area. The CID's "Emergency numbers" and street names were installed on each bin. Businesses in the area can advertise on the three remaining sides.
- A request was submitted to Roads & Storm water to remove an embankment on the P.O.S. (Erven 12698) which posed as a potential hiding place for criminals and a dumping site. In March 2013 the embankment was removed and the ground leveled.
- The Department Community Safety donated a trailer/caravan to eight City Improvement Districts (SRA's). The trailers were handed over on the 18 March 2013 by the Hon. Dan Plato (Minister of Community Safety) and Mr. G. Morris (Chief Director: Sekretariat for Safety and Security). The trailer is deployed daily at "hot spot" areas as visible warning of security activity in the area.
- The CID and the CID's Security Service provider's logo and "Emergency numbers", including a security gate / windows were installed on the trailer.
- After numerous complaints were received regarding people living and making fire within the structure of the Strand Road bridge bordering the CID area, which posed as a high safety risk, the CID submitted a request to the Roads & Storm water Department. The Roads & Storm water is to be thanked for closing the hole in the bridge.
- To prevent people from entering the area with trolleys, and driving in and dumping on the P.O.S., the CID installed a gate and a turnstile at the bottom of Uranium Street in June 2013. In case of an emergency the contact details of the CID's Security Service provider is clearly displayed on the gate and turnstile.
- 35m Blade spikes were installed on top of the vibracrete wall, gate and turnstile in Uranium Street.
- The CID held a competition for members in Triangle Farm for suggestions in terms of cleansing, security, and improving the CID area. The CID would like to thank everyone for their suggestions and positive feedback. Three prizes were awarded.
- Eight sections of landscaping were completed in the area and thirty-two trees were planted in Uranium Street along the Metrorail reserve to uplift and beautify the area.
- The CID submitted a request to Cit Parks to install two swing bins along the pathway on the P.O.S. in Bridge Street. City Parks are to be thanked for supplying and installing the bins in May 2013.
- A further request was submitted to City Parks for two benches to be placed on the P.O.S. at the entrance of Bridge Street. City Parks supplied the CID with two benches that were installed by the CID.
- The CID submitted a request to Roads & Storm water and the following was completed:
 - Tarred around all the lamp poles in the area
 - All the drains throughout the area were cleaned
 - Tarring of damaged roads / potholes were repaired
 - A "Keep clear" block was painted at the intersection of Peter Barlow and Electron Street

- All the street lines and street names were painted.
- The CID submitted a request to City Parks to install two boards to prevent people from dumping, loitering, and making fire, etc., on the P.O.S. at the entrance of Bridge Street. City Parks are to be thanked for installing the boards.
- Due to people crossing the railway line and entering over the wall on Transnet's reserve in Reactor Street, which posed as a safety risk, the CID decided to install 324m spikes on top of the wall and ten "warning" boards were mounted onto the wall.

Mr. Claassen thanked Lynette and informed the CID is also in the process with a broader evacuation plan for the CID area.

It is important that we should know what is being stored, i.e. toxic gas, and should there be a fire and we have to evacuate the area. Make sure fire hydrants are working.

Mr. Claassen asked members to please participate and complete the forms and submit to the CID manager.

8. FINANCIAL REPORT/CONFIRMATION OF ANNUAL FINANCIAL STATEMENTS

An extract from the audited Financial statements was circulated in advance via e-mail to business and property owners. Copies are made available at the AGM and can be viewed on the CID's website.

Mr. Claassen informed the financial report has met audit requirements.

The Financial report is proposed to be accepted by Mr. Horsburgh and seconded by Me. Jansen and unanimously accepted by the members present at the meeting.

9. APPROVAL OF BUDGET AND USAGE OF SURPLUS FUNDS 2014/2015

The budget was circulated via e-mail to property and business owners for their information prior to the Annual General meeting.

Mr. Claassen reported on the usage of Surplus funds:

Retention fund received back from the City of Cape Town: R160 000.00
Funds received from Metrorail towards the fence in Uranium Str.: R282 000.00
Bank account for the current year: R150 000.00

Mr. Claassen informed the funds will be utilized for the CID's future projects i.e. CCTV cameras, security office, as per business plan. The funds will also be utilized for the fencing at the entrance.

No objections were raised at the meeting pertaining to the budget and usage of the surplus funds. This is proposed to be accepted by Mr. Rob Boyd and seconded by Dirk Nolte and unanimously accepted by the members present at the meeting.

10. APPROVAL OF IMPLEMENTATION PLAN 2014/2015

The Implementation Plan was circulated via e-mail to property and business owners for their information prior to the Annual General Meeting.

No questions or objections were raised at the meeting pertaining to the Implementation Plan. This is proposed to be accepted by Me. Jansen and seconded by Mr. Ally and unanimously accepted by the members present at the meeting.

11. APPOINTMENT OF AUDITORS

Mr. Claassen enquires whether everyone is in agreement that the CID continues with the auditors Haumann Roger.

This is proposed to be accepted by Mr. Gert Stander and seconded by Mr. Rob Boyd. The members unanimously agree that the association continues with the service of Haumann Roger.

12. CONFIRMATION AND ELECTION OF DIRECTORS

The CID's current Board of Directors is:

Marius Claassen
Peter Bauer
Chris Munro
Tony Meyer
Nelia Jansen
Greg Horsburgh

This is proposed to be accepted by Mr. Renier Maartens and seconded by Mr. Rob Boyd and unanimously accepted by the members present at the meeting.

13. GUEST SPEAKER: CLR. BRENDAN VAN DER MERWE

Mr. Claassen welcomes Clr. van der Merwe (Ward 3, Sub-Council 3)

Clr. van der Merwe said to be successful, the public needs to join forces with the municipalities and the CID to keep the areas crime and grime free. It is difficult to eradicate opportunist theft. However, a truck moving things at 2am is organized crime, and looks suspicious. We must not feel safe and relax when things improve, as it will recur. People watch routines, and opportunists are on the look-out during the Christmas season.

Disaster Risk Plan – This was mentioned earlier, and it is suggested that a rep comes out to identify and make suggestions. There is no cost involved, and he will check the companies one by one. He can see where the risk areas are, and keep records, which will help in a disaster situation.

New CID's are opening up, and all will be connected with the Camera System. The CCTV

Monitor room has been operating from Goodwood for three years already. In 10 – 15 years it will cover all the Northern suburbs. They are trying to upgrade the Bellville CBD area, and bring back the banks and large shops, i.e. Woolworths, Pick ‘n Pay, etc.

They want to build residential units and housing for students, to cope with the population growth. There could be 1.5 million more people within nine years. 12 000 – 18 000 are coming to the Western Cape each month. We must prepare ourselves and small residential units will be needed.

Clr. van der Merwe thanked the directors of the Triangle Industrial CID, and mentioned that they are volunteers, who deserve respect and thanks.

14. AWARDS FOR 2013

The following awards in respect of 2012/2013 were handed over by the Chairman, Mr. Claassen and Me. Jansen, director of the Triangle Industrial CID:

- “CID Board Trophy” was awarded to W/O G. de Villiers (SAPS Bellville) for his outstanding service and valuable contribution towards the goals of the CID.
- “Outstanding Service” delivery trophies was awarded to the following people from the City Of Cape Town:

Roads & Storm water: Jay-dee Bruce
Niklaas van Schalkwyk
Anthony Daniels

City Parks: Norma Lucas

Solid Waste: Neill Couert
Bassier Bull

- “Outstanding Service” delivery trophies was awarded to the following officers from GBS Security:

Shaun Carney
Zolani Gweshane
GcinikhayMilisi

- “Security officer of the year” trophy was awarded to Hendrik Geldenhuys.
- Floating trophies were awarded for the “Neatest Building”:

Winner: ZF Services – Proton Str.
Runner-up: Air Products – Isotope Str.

- “Best garden”:
Winner: Triangle Park – Reactor Str.
Runner-up – W-Tech – Busaf Park No. 2, Bridge Str.
- “Most Improved Building”:
Winner: Bellville Truck Centre – Reactor Str.
Runner-up: Bagazio – Uranium Str.

15.LUCKY DRAW

The winners for the “Lucky Draw” was Me. Janet Matthee from Weld-n-Steel and Mr. Greg Horsburgh from Elasticos Yarns.

16.GENERAL

No questions were raised under general.

17.ADJOURNMENT

Mr. Claassen thanked everyone for attending the meeting and the meeting adjourns at 18h45. Refreshments were provided.