

# **PRINGLE BAY RATEPAYERS' ASSOCIATION**

## **MINUTES OF THE ANNUAL GENERAL MEETING HELD IN THE COMMUNITY HALL ON SATURDAY 19th DECEMBER 2015**

**17h00 – 18h00**

### **1. WELCOME AND APOLOGIES**

The Chairperson, David Muirhead, opened the meeting and welcomed the attendees.

**Present:** Members who attended and signed the registry numbered 36.

**Apologies:** Richard Hess, Joyce and Pat Dewil, Clive Venning, Vida and Greg Holtman, Mike Manson-Smith, Sue and Peter Folb, Margaret and Gerald Steward, Martie Kotze, Sue and Mike Schalit, Anthony and Hilary Harris, June Koopman

### **2. ADDITIONAL ITEMS**

**2.1** Clearing of vacant plots overgrown by myrtle and rooikrans

**2.2** Additional speed humps requested to slow down traffic on bend in Hangklip Road

**2.3** High vegetation at intersections obstructing visibility of oncoming traffic

### **3. APPROVAL OF MINUTES OF PREVIOUS MEETING (22nd December 2014):**

Minutes of the AGM held on the 22nd December 2014 were published in the December 2015 edition of the Pringle Post. They were taken as read. Proposed: Elaine Strydom Seconded : Roger Parsons

### **4. MATTERS ARISING**

#### **4.1 Painting of “warehouse building”**

Greg Mills had requested that the committee approach the owner of the offending building (alongside the bottle store) to paint it a deeper colour and avoid the white glare seen from the mountainside. The owner was approached but he declined to re-paint, however, he is amenable to chatting and invited anyone who has an issue to contact him directly.

#### **4.2 Overlay Scheme Mandate**

The Chairperson reported that the Municipality would be holding a public meeting during January or February 2016 at which the new by-laws governing the zoning regulations would be tabled. He encouraged members to attend to stay informed.

### **5. ANNUAL REPORT**

The report was published in the December 2015 Pringle Post and taken as read. The Chairperson spoke on the following points.

#### **5.1 Special Rate Levy**

The Chairperson laid out some of the primary reasons for pursuing a special rates levy.

The Municipality no longer has government funds available to support the baboon monitors and we know that we will need the monitors to manage our baboon troop into the future. The ratepayers' generous response to the recent appeal for donations has provided us with a cushion but we will need ongoing funding. For the next 5 years at

least the Municipality will not have the capital to spend on infrastructure development, e.g. storm water drainage and roads. We have seen a recent escalation in crime and without implementing some preventative measures, it could become a more significant threat to our security, especially in the absence of proper police support.

The Municipality can only provide capital funding through surplus rates from previous years, or through the sale of property, and they currently have no reserves left. So long as rates increase are held in line there will not be sufficient income to grow a capital reserve.

For all of the above reasons the Committee felt that we need to follow the path of a special rates levy. The Overstrand Municipality does not currently have the necessary by-laws in place but they will pursue this if we can show that we have written consent from a majority of affected ratepayers.

We will need to do a proper investigation with a business plan to support our proposal. If the levy is approved, a Section 21 company will have to be established, giving the community full management control of the funds, while the Municipality will collect the income.

At this point a rough estimate of the cost of such a levy is R30p.m. to R50p.m. per ratepayer. A distinction between developed and non-developed properties may be appropriate, especially with regard to funding of baboon monitors. The meeting was asked by way of show of hands whether there was support for pursuing the levy, and there was general approval. No objections were raised.

## 5.2 Executive Committee

- The Chairperson noted that no additional committee nominations had been received and there would be no need to conduct an election. The constitution requires the new committee structure to be determined at the next Executive Committee meeting, scheduled for mid-January 2016.
- The Chairperson re-iterated that he will be stepping down as Chairperson but would be happy to assist with special projects, e.g. the special rates levy initiative. Although there is a strong committee in place, managing the various portfolios, there is a need for someone to take care of communication and interaction with Municipal groups, attending meetings and representing our interests. This role would ideally fit that of a Vice-Chair position. If this role could be filled, the workload would be far more manageable and the current Chair would consider staying on. A call to the floor for volunteers for Chair or Vice-Chair was made, but there were no volunteers. Everyone was asked to consider anyone they may know who would have an interest and to approach them.
- The Chairperson recognized and thanked a number of committee members for their contribution during the past year. Ilse Meyer was thanked for taking on membership and then taking over as Secretary. Sue Visagie was acknowledged for the way in which she manages the community hall, keeping it in good shape and turning it into a profit generating enterprise. Jacques Ratcliff was thanked for the assistance provided to Sue, and for his contribution in representing the business community. Margaret Steward was acknowledged for managing Treasurer duties for the last few years and Mike Meyer was introduced and thanked for taking over the role from Margaret. Margaret will continue to assist and manage the baboon monitors fund as needed. Tony Thacker was acknowledged for looking after issues related to our roads. Axel Maier's ongoing efforts in all things security and safety related were recognized, and noted that we owe him a huge debt for all he does in this regard. Similarly, Clayton Francis was thanked for his major contribution with respect to fire management and keeping the community protected. Chris Geldenhuys was acknowledged for his unerring work on the beach and saving of the dunes, as well as for running an effective hacking group. Mike Bisset was thanked for his editorial work on the Pringle Post. Mariana Serfontein was recognized for laying out and arranging the printing out of the Pringle Post. This required significant time while she was facing some family challenges.
- Chris Geldenhuys recognized Dave Muirhead for his strong leadership as Chairman of the committee for the last 3 years, for the methodical way in which he managed all that needs to be taken care of and for his diplomacy in executing the role. He also expressed a wish that Dave would consider staying on, with the assistance of Vice-Chair.

## 6. TREASURER'S REPORT

The report was published in the December 2015 Pringle Post and taken as read.

No questions or concerns pertaining to the content of the report were raised.

The Chairperson noted the following two points :

- We will not be publishing the account balance of the Support Fund (funds raised to assist the Schoonwinkel family after the fire tragedy). The donations were transferred to an Investment fund with Nedbank. The youngster's needs are being assessed on an ongoing basis and we envisage that the fund will run for 3 to 5 years.
- We do not publish a separate balance sheet for the ratepayers' association. The assets are represented by the balances in the bank accounts and are published with the financial report. There are no liabilities.

## **7. RE-AFFIRMATION OF MANDATES**

Existing mandates were approved by show of hands. These include opposing subdivisions, rezoning, changes of title deed conditions, etc.

## **8. ELECTION OF COMMITTEE**

No additional nominations were received so no voting process was required.

## **9. GENERAL (Matters and questions arising from the floor)**

### **9.1 Clearance of vacant plots**

- Some contractors are misinterpreting the regulations when carrying out plot clearance and just flattening all vegetation, including fynbos. This has been raised at the Municipal Ward meeting.
- If anyone has a plot, or is aware of a plot, that is being overgrown by alien vegetation, and would like it cleared, they may contact Chris Geldenhuys, who will address it, in exchange for a donation towards the Hacking fund. The funds are used for tools and materials.
- Myrtle is spreading rapidly and we need to look into biological control measures. If anyone is interested in running with this initiative, they were requested to contact the Chair.

### **9.2 Speed humps**

A concern was raised regarding the speed at which vehicles are travelling along a section of Hangklip Road and the fact that it occurs on a bend, at an intersection (Vincent/Hangklip). Traffic is on the increase generally, adding to the problem. The Chair explained that adding speed humps to gravel roads is easy to request but on tar it can be quite costly.

### **9.3 Vegetation at intersections**

Overgrown vegetation at road intersections impairs the driver's ability to see oncoming traffic and this was raised as a safety issue.

The problem will be taken to the Municipality and raised at the next Ward meeting in January 2016. It was agreed that this approach should also be the first step towards addressing 9.2 above, as cutting back of vegetation may assist with visibility.

### **9.4 Rezoning on R44**

An application was received for rezoning of a piece of land at the entrance to Pringle Bay on the opposite side of the R44. The intention is to put up a farm stall and coffee shop. This has been handed to the business community to review and respond to. There are various points that could be raised in objection, e.g. it would be a threatening to local businesses and it will exacerbate an already dangerous traffic situation at that particular spot. The Provincial authorities have previously been approached on numerous occasions to implement a speed reduction and/or a turning lane in that area. So far, to no avail.

## **10. CLOSURE**

The meeting closed at 18H00.