



# The Woodstock Improvement District NPC

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**24h Security Control Room**  
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## ANNUAL GENERAL MEETING

**29 OCTOBER 2015**

**VIDA CAFÉ (THE BOULEVARD)**

**AT**

**18H00**

### Attendees of registered members of the Section 21 Company

Name of Property Owners Business	Representative
Leyden Properties	Dr. Teun Baartman
Spire Properties	Gregg Huntingford
Redefine Properties	Craig Hall
Mad Avertising	Andre Potgieter
The Palms	Aaron Heldsinger
New Clicks H/O	Wally Bouland
Albert Road Property Trust	Errol Antsey
Moisol Investments	Moise Soriano
ASAP Solutions	Elad Kirshenbaum
Growth Point	Minko Rynkiewicz
Castle Mews	Daniel Eppel
Cape Bag	Mark Seidel
Autotraders	Harold Sirin
Ocinus Property	Proxy (Chris)
PHP Proud Heritage	Proxy (Chris)
Daleglen Properties	Proxy (Morne van Staden)
Jake Africa Trust	Proxy (Teun)
The Olla Family Trust	Proxy (Chris)
Bastick Engine Builders	Proxy (Chris)
Tashman Trust	Proxy (Chris)
Magic Maiden PTY Ltd	Proxy (Teun)
Lewis Stores	Proxy (Chris)
A.R. Wepener	Proxy (Jeremy Killian)
Pretzavest 27 PTY Ltd	Proxy (Teun)
Prime Point Properties	Proxy (TJ Monk)
CDRA	Proxy (Teun)
Florida Mail Order	Proxy (Teun)
Treaty Investments	Proxy (Chris)
Nanini 167 CC	Proxy (Crispian Swarbeck)
Africa & Associates	Proxy (Teun)

- (A quorum was established as 30 of 67 members are in attendance)

### Attendees of non-registered members

Name of Company	Representative
Steer & Co	Bev Moore Hofmeyer
Pillay Properties	Conna Pillay
The Brendal Trust	Brendan
Ronnie Weber	Ronnie Weber
City of Cape Town	Stuart Diamond
City of Cape Town	JoepieJoubert

### Welcome and Apologies

Teun welcomed all present and apologies were noted. (Mukthar Joonas & Tammi Glick apologized.) A special welcome to Joepie Joubert from the City of Cape Town as well as Stuart Diamond our councillor.

Teun introduces himself and also introduces all the directors on the board. Teun also advises the members that we have two representatives from the Council so any technical questions relating to SRA's can be referred to them.

### Acceptance of Previous Minutes:

Two spelling mistakes were noted:

- **Bev Moore** (Hofmeyr) enquired what our security team **consisted of and Teun** explained to him and gave him a general run through of our whole team and all the vehicles. (a comma between: consisted of, and Teun)
- One of the members **Bev Moore** just advised that all personal queries please be handled on their own. We are not going to be sitting in the meeting for so long and waste time. (the attendee's name is Bev Hofmeyr and not Bev Moore)

Previous minutes were approved.

### Chairman's Report

Teun informed the members that the accounting and bookkeeping being transferred was one of our major points in the past year. Our previous bookkeeper was provided by the previous Chairman for free. There were some issues that required attention, the board decided that more oversight over the monies paid to the WID is needed and stricter controls over invoices payable were implemented.

The board has taken a step back from direct involvement in the day to day running of the WID and handed the reins back to management, they have however stepped up in oversight and steering. The board would like to express their appreciation and gratitude to the management team CL, JJ, NL and AA.

Two years ago we implemented an Additional Security Initiative which entailed extra vigilance and patrolling. This initiative worked for the while it was used but it also caused us to eat into the reserves. We ended the financial year with a small shortfall, but we can happily report that we are now in a healthy position again. We would like to thank our financial director GH for his determined and productive efforts in this regard.

The cleansing truck has made a huge difference in the area though it's a double edged sword and the dumping has increased since we acquired it. We have had extensive discussions regarding this in board meetings and will hopefully find a solution soon.

The WID has been in operation since July 2005 and therefore has made a positive and constructive contribution to improving the security and cleanliness of the commercial and business areas of Woodstock for 10 years this year.

#### **WID Managers Feedback:**

Chris gave the members an oversight of our security and cleansing operations as well as of the work of the Law Enforcement officers. He also informed them of the different offences that WID is dealing with.

All this information and statistics will be available on the Website [www.wid.co.za](http://www.wid.co.za)

#### **Financial Report:**

Teun informed that the financial statements have been extensively checked by the City of Cape Town as well as the board and independent auditors.

Bev Hofmeyr enquired about how many actual employees the WID has and CL confirmed that he is employed by means of a contract and the operations manager JJ is also employed by means of a management contract. NL and AA are the only two directly employed by the WID.

The financial statements were noted.

#### **Approval of Budget and usage of surplus fund 2016-17:**

Teun advised that the budget is part of our five year plan and again the City of Cape Town modelled the budget and found it to be sustainable and affordable. We will have to work on a new five year plan in the coming year as this is our last year of our current five year plan

The budget was approved.

## **Approval of Implementation Plan 2015-16**

This covers the operations which happen within and by the WID.

Teun advised that he won't go through it. It is available on the Website.

It covers everything from Security, Cleansing and Marketing as well social aspects.

A member enquired about the process of the levies paid to council and then from council to the WID. This was explained in detail by GH to the member.

Implementation plan was then approved.

## **Confirmation of Auditors and Company Secretary:**

Teun advised that every five years we have to change our auditors and LPH has had their five year run. We have employed Wilder Lockitch as our accountants and received a quote from their auditing branch. Joepie advised the meeting that it is not a requirement from the City to change Auditors every five years but it is good governance.

Appointed Wilder Lockitch as auditors.

Appointment of Wilder Lockitch as Company Secretary was accepted.

## **Confirmation / Election of Board Members:**

Two of the board members who are the longest serving will step down but also stand for re-election.

Teun also advised the members that GH and TG have officially resigned from the board.

No objections to re-election for the board members: Teun Baartman, Andre Potgieter, Mukhtar Joonas, Craig Hall.

TB proposed and CH seconded it. The meeting unanimously approved it.

Teun opened the floor and asked if any of the members would like to join the board. Crispian Swarbreck opted to join as well as Bev Hofmeyr, yet Mr. Hofmeyr owns no commercial property in Woodstock The meeting resolved that the board needs to adopt Bev Hofmeyr as member.

TB proposed and AP seconded it. The meeting unanimously approved it.

They were accepted as board members.

## **General Questions and Answers:**

GH advised the members that hopefully now that the cash flow has breathing room we will be able to make a lot more difference in the appearance of Woodstock.

Crispian suggested that with regards to dumping we should try to get a skip placed weekends for all the dumping in and maybe then empty it in the week.

Teun advised him that it could work against us and become messy and untidy, as well as form a fire hazard.

Daniel asked about the security at Castle Mews and Chris asked if he would like to have a meeting at the offices to discuss this in more detail.

**Closing:**

Teun thanked all staff for their hard work throughout the year and also thanked everyone that attended.

**Meeting adjourned**