



LLANDUDNO CIVIC ASSOCIATION

MINUTES OF ANNUAL GENERAL MEETING OF THE LLANDUDNO CIVIC ASSOCIATION HELD AT THE LLANDUDNO PRIMARY SCHOOL HALL ON WEDNESDAY 19 May 2010

Chairperson: Huck Endersby [HE]
Attendees: Refer to separate attendance list in the Secretary's file.
Apologies: Refer to separate attendance list in the Secretary's file.

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1 WELCOME AND REGISTRATION: CHAIRMAN HUCK ENDERSBY

- The residents present were welcomed.
- The attendance register was circulated.
- The quorum requirement of 20 members" was comfortably exceeded and the meeting proceeded.
- Questions would be accepted during meeting but if they started to slow up proceedings the Agenda would take precedence and Q&A move to agenda item 11

2 APPROVAL OF MINUTES OF THE LAST AGM HELD ON 1 APRIL 2009

- The minutes of the LCA AGM held on 14 April 2009 were approved unanimously by all present.
- Proposer Neil Tweddle
Secunder Clive Oliver

3 CHAIRMAN'S ADDRESS, LLANDUDNO REVIEW - 2009/2010 – HUCK ENDERSBY:

- HE thanked the LCA committee members and other advisors for the 2009/2010 year:
- Beryl Goslett...Llandudno School Governor...school liaison and LCA Secretary
- Rodney Cronwright LBAC
- Jonathan Crowther [JC]...Environment
- Clem Gutsche [CG]...Treasurer and Fire
- Shayne Richardson-Bayly...Web site and Film shoot liaison.
- Jillian Davis...LSEC
- Paolo Lupini Special Rating Area
- Kiki Bond-Smith...Environment
- Team members who retired during the year or at this meeting..Farewell and thank you
- Sue Sears...Film shoot liaison...
- Neil Tweddle...Security liaison and on the ground
- Brita du Plessis...Social events...Farewell and thank you
- Clive Oliver Local politics...Farewell and thank you...remains on LBAC
- Legal consultants to LCA
- Neil vd Spuy...Legal consultant
- Andy Mc Pherson...Legal Counsel
- HE noted that Llandudno is very lucky to have both Neil and Andy on board to advise on the trickier legal wrangles from time to time.
- HE reported on the relationship with The City:
- In general our relationship with the City blows hot and cold but recently we have struck up a relationship with Councillor Taki Almira who has taken a genuine interest in the affairs of Llandudno and who has influenced action



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where before there has been a dragging of feet. Early days but I am hopeful that this ally will be of long standing value to Llandudno.

- The saga of the public toilets dragged on and I had to resort to naming and shaming through the media. Taki Amira became involved with pleasing results and we have assurances that at least one toilet block will remain open, serviced and clean throughout the year with the second kicking in for the Summer season.
- The hugely under resourced Hout Bay Roads Department has struggled with Llandudno road maintenance and you have struggled with pot holes hammered out by heavy weight earth moving equipment and trucks. We have appealed to the city to conduct a special review of Llandudno roads and to give consideration to a complete overhaul / rebuild.
- Andre` vd Merwe of Hout Bay Roads, a true friend of Llandudno retired recently. We wish him good times.
- Hout Bay City Parks delivered a high standard of service to Llandudno over the year. This Department is also hugely under resourced but rabbits keep popping out of the hat.
- There has been a spate of serious burst main water pipes and the resulting water cuts of late. David Jenliffe (another staunch Llandudno supporter) of City Water has investigated and reports that depressurising measures are being installed and that long term replacement exercise is to be conducted.
- Coast Care
- HE reported that Coast Care has continued to deliver a good supplementary service to Llandudno and in effect tops up on short delivery by the City's Solid Waste...cleansing... and City Parks departments.
- Other Llandudno matters:
 - Dogshitte
 - HE appealed to residents to shout at people who do not sort out their pets Dogshitte.
 - Apostle Battery
 - Liaison only – limited resources to help with theft of metal from guns
 - Llandudno Perimeter fencing
 - One resident has offered R100 000 = 30m – previous detailed exercise resulted in a 'no' – so no further action taken at this stage.
 - Property valuations
 - No additional comment.
 - Blue Flag status
 - Report in Environment section.
 - Relationship with SAN Parks.
 - Good

4 REVIEW OF 2009/10 FINANCIAL REPORT...TREASURER CLEM – GUTSCHE [CG]

- GG presented the financial statements and reported that:
 - The financial statements were self explanatory.
 - Subscriptions were received from 98 residents.
 - Many residents contribute more than the amount we request.
 - Sunset Rocks launched a fundraising drive for some specific security installations at their end of Llandudno.
 - Sunset Rocks collections exceeded costs, and the difference is the liability of R13,563 shown on our Balance Sheet.

Q&A: None

Proposer Huck Endersby

Secunder Neil Tweddle

5 REVIEW OF ANNUAL SUBSCRIPTIONS AND INCREASE FROM R 500 TO R 600 PER ANNUM – .CLEM GUTSHE

- CG requested increase of Llandudno subscription to R600 – supported
- CG noted that there are 356 plots in Llandudno– only 98 paid LCA subscription last

Clem Gutsche: proposer

Secunder Roger Johnson

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6 LLANDUDNO SECURITY COMMITTEE...LSEC – JILLIAN DAVIS [JD]:

- JD reported that Security Workshops had started in 2008. The existing NW team was limited (8-15). Limited team (8-15). There was onerous admin trying to set up shifts. The team was getting older and was demotivated all members doubted that patrols were effective. Team agreed patrols were like looking for a needle in a haystack – and were considered a waste of effort.
- Several workshops have been held in 2008 and 2009. The NW team motivated for a radio network and a response team structure and this has been set up. A 2010 workshop was held in May. There have been limited incidents in Llandudno



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in recent times.

- The Broad Strategy for Security includes Neighbourhood Watch, radios, ADT Service Provider, Hut at entrance to Llandudno, cameras
- Llandudno radio network Achievements
- A 19h00 ADT daily report is very successful and has enabled the radio team to keep informed and ensure that ADT's service model is appropriate for Llandudno. Noted some challenges with the content of the 19h00 report from time to time, but it overall it continues to improve and is a critical glue to the success of the system.
- Repeater successfully installed in Fisherman's bend for full coverage of Llandudno –so no dead spots.
- 24x7 base station successfully installed in Watchcon Hout Bay for 24x7 link for Llandudno and ADT – this has made a huge difference to information, service and communication as Llandudno radio team can also speak to the HB Watchcon controller.
- The Llandudno HB base station and the repeater have also enabled communication with Camps Bay NW – this link has already had some successful interventions with suspicious cars on the coast road.
- There is a continuing excellent relationship with the Llandudno Radio team and ADT4 (the armed response car).
- The Llandudno radio network has enabled JD to get unsuitable ADT4 resources removed from the Llandudno ADT team very quickly.
- Noted that the Llandudno radio team is small – 9 radios
- The radios have enabled immediate response to Llandudno incidents –this has made a huge difference – special mention to the team of NT, KdR, RT who have been out in the middle of the night.
- Car guards were ID'd and carded for the summer with ADT assisting – very successful Noted that the December car guards have moved on – some monitoring of car guard status needed].
- Special recognition was given to Ernie Lantz for his involvement and continual monitoring of the radio reports,
- Cost of Radios – JD confirmed that the Hout Bay NW Radio is supplied at cost
- JD thanks Carel de Ridder, Ernie Lanz, Neil Tweddle, Robbie Tripp, Brian Alcock, Malcolm Clark, Dave Lovric, Kim Geldenhuys, Gerard Holden, Mark Shaw, Rod Hemphill, Andre Holland, Johan van Blerk from HBNW
- JD noted that a meeting was scheduled on 6 June with ADT to discuss the hut at the entrance to Llandudno as there are serious concerns of non-performance.
- A leaflet on the NW radios was distributed at the AGM and would be distributed at the entrance to Llandudno as well.
- Cameras – the cameras at the entrance to Llandudno do not work, the technology is old. More modern solutions are to be investigated
- It was stressed that building sites are a key trigger for crime incidents.

7 LLANDUDNO BUILDING ADVISORY COMMITTEE LBAC – RODNEY CRONWRIGHT [RC]:

- RC noted that LBAC has existed for 15 years and is an advisory committee. Current committee members are Clive Oliver, James Green, Mike Hime, Rodney Cronwright
- All new plans from the city are discussed by LBAC for Compliance, public space, road reserves
- The LBAC role is advisory, no decision making, not allowed to hand out plans to people, except where departures there are applications for departures from the building regulations.
- RC noted that building activity declined over the past year, although there has been a small uptick recently.
- Some controversial plans have been assessed.
- RC noted that LBAC cannot force compliance if building deviates from approved plans. This is the role of building inspector. RC can provide his number.
- RC noted that the city is going to implement an Integrated Zoning Scheme. The impact on Llandudno would be negative as the plan is a one size fits all and will challenge Llandudno uniqueness. Biggest impact is height restriction becomes 10m – a ripple effect is expected through Llandudno as people build higher. LBAC has objected and fighting to be a special area as there are currently inconsistencies in the council application of the IZS.

8 ENVIRONMENT – JONATHAN CROWTHER [JC]:

- JC reported that Blue Flag status has been discussed with the City. The process is that the City elects a beach. Llandudno has been put down as a candidate. City is preparing a long term strategy on how to select beaches for the programme. Blue Flag only works for 3 months in the summer – City needs to meet certain criteria. Lifesaver, water temperature etc.
- JC reported that there had been no progress with the Conservancy initiative – will be actioned in next committee cycle. Intention is to link in with Sanparks.
- Alien Vegetation has been raised by many residents – the plan is to involve residents and to remove aliens from their properties
- Llandudno guidelines for building control for construction sites – this Document is complete and is given to owners who plan to build.



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- JC has met with San Parks and discussed common boundaries
- Security on Sandy Bay – concerns about obscene behaviour – this has been raised with San Parks
- Apostle Battery – the land is owned by San Parks – serious concerns as metal from guns is being stolen – there are initiatives to improve security
- RC and JC and Andy McPherson were thanked for getting the Sunset Zimbabwe House and the broken house in Llandudno Road sorted.
- It was requested that the incomplete buildings in Liermans Road be addressed as well – (the 3 houses owned by the Greeks) – HE confirmed that the LCA would start the process to apply pressure.
- NvdS informed that a resident legally does not have to tolerate a tower crane swinging over their home – requested that the Llandudno guidelines for building control for construction sites be updated to stop tower cranes.
- Alien seed on Camps Bay side of Llandudno blows over onto the fire break – impossible to clear – RC will take up with San Parks

9 ELECTION OF 2009-2010 COMMITTEE – HUCK ENDERSBY

- Election of new Executive Committee 10 members required.
- 9 Nominations received. . Huck Endersby confirmed that nomination forms had been correctly completed and followed formal process. ,
 1. Beryl Goslett
 2. Clem Gutsche
 3. Huck Endersby
 4. Jillian Davis
 5. Jonathan Crowther
 6. Rodney Cronwright
 7. Shayne Richardson-Bayly
 8. Paolo Lupini
 9. Kiki Bond-Smith
- Proposer Margi McKenzie
- Secunder Neil Tweddle

10 PRESENTATION OF A PROPOSAL TO TRANSFORM LLANDUDNO INTO A “SPECIAL RATING AREA”[SRA] –.PAOLO LUPINI [PL]

Presentation content:

1. PL presented the draft proposal for the establishment of a Special Rating Area for Llandudno with the objective of obtaining the confirmation from the LCA and Llandudno rate payers to proceed with the process of formalizing the SRA which will take approximately 18 months to 2 years formalize.PL noted that during the process reviews could be undertaken and the process could be halted at any point.
 - Service delivery by the City of Cape Town (COCT) to Llandudno is in many ways of a comparatively high standard. However provisions for security, maintenance and cleaning of streets, public open spaces, beaches and beach toilet facilities often falls way below acceptable standards.
 - The current LCA Executive Committee, given its voluntary and very part time status, believes that it provides an exceptionally high level of service to the Llandudno community and also achieves high levels of excellence in liaising with and monitoring the City of Cape Town (COCT) service delivery, reporting shortfalls, demanding improvements in this delivery and providing, with very limited resources, a measure of top up services (mainly supplied by Coast Care) to substitute for the net resulting COCT service delivery short fall. It also provides a high level security surveillance and monitoring service, liaising closely with ADT, SAPS and Hout Bay Watchcon and enjoys a very good working relationship with the authorities responsible for the monitoring and approval of residential house plans.
 - Notwithstanding the above and given the degree of municipal rates we pay, the LCA believes that the net short fall in COCT service delivery to Llandudno is grossly unacceptable.
 - The LCA has therefore identified the imperative need to up its own service delivery but also realizes that in its present form and with only a little over 20% of homeowners contributing financially it believes that:
 - a) The individuals on the Executive Committee will not be able to maintain the current high level of delivery, let alone any increase in this delivery without an increase in resources.
 - b) LCA resources comprise, in addition to its member's personal dedication and energy, income from film shoots, interest and minimal subscriptions which are generously supplemented by donations provided by a relatively small number of Llandudno residents. The combined sum of these resources falls far below that which is necessary to provide a proper overall service to the valley and that that a widening of the subscription income net is required. (SLIDE OF CURRENT FINANCIAL SCENARIO)
 - c) The draft proposal for the establishment of a Special Rating Area in Llandudno will enable the continuation and significant improvement of the good work carried out by the voluntary board of the LCA, by setting up a formal section 21 company and relevant management structure (on a non profit basis). This will improve the day to day management of Llandudno, supplement the input of the LCA and resident rate payers and tie in



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the COCT to a more committed relationship with the valley and be more inclusive of all aspects of the management of Llandudno.

- d) It should be noted that this proposal is in no way any form of an abdication of responsibility by the LCA. It is more importantly a considered proposal by the LCA to provide residents of Llandudno with the muscle and the management tools to take full control of the very necessary municipal service delivery to the community with the LCA remaining in full and improved control of these services.
 - e) It must also be stated at the outset of this proposal that any compensation paid for any service delivery or management thereof will be closely and transparently controlled and monitored by the continuing and any subsequent LCA Executive Committee and that these and future committee members will continue to serve in an honorary and unpaid capacity.
2. The current ADT structure and payment for the 'communal safety' is currently only made by a small percentage of the home owners and would be rationalized once the SRA is in place.



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PowerPoint 97-2003 P

3. SRA principle and presentation (refer above)
4. The obvious question asked at this point is why do we need to pay additional rates above the onerous rates already being paid by all homeowners? The answer is relatively simple, in that the bulk of the rates are contributing to the betterment of other areas, and only a small proportion of the rates actually end up being utilized in Llandudno. The additional rates from the SRA would be paid into a separate fund for the exclusive use of the Llandudno SRA.
5. Llandudno SRA implication of financial contribution via supplemental rates (refer separate schedule in the presentation attached above). It must be highlighted that the rates depicted are indicative and would vary according to property size either above or below the value shown as the value shown would be the average.
6. The process of formalizing the SRA will require an approval of 51% of the homeowners and this approval will be sought in a public meeting constituted to present a detailed SRA proposal and allow all parties to participate in the review process.
7. Q&A:
 - HE noted that there would be no LCA subs when an SRA is in place
 - NvdS – said he has studied the CID papers and that they are vague. He had concerns about paying rates that are not affordable and being told by the council that if you can't pay you must move out of your house after 44 years. NvdS noted that the SRA model works in the commercial areas as cost is passed onto the public. NvdS noted that being a premier exclusive area is a negative as it will cause Llandudno to be singled out. He also noted a potential risk of having a contract with the council, as the council can change the rules.
 - Clive Oliver noted that the current rates subsidise greater Cape Town. Llandudno gets max 11% of what is paid – suggestion that we explore how to get more.
 - Carel de Ridder –very excited about SRA – congratulations on the work done. A lot of residents do not live in Llandudno and do not participate, SRA will enable payment via the SRA levy.
 - HE confirmed that ratepayers would vote the SRA in and that the SRA would report to the LCA and the Council, but is managed and controlled by the ratepayers. A future goal would be to fund and employ a manager who would do the work.
 - CG noted that there would be some duplication on the members of the LCA and the SRA. It was also noted that there would be 1 AGM
 - CG noted that the SRA payment is a levy on the rates – bigger homes pay more than smaller homes.
 - It was noted that it takes 18-24 months to implement an SRA and that Very detailed process must be followed.
 - A formal business plan will be required with specific objectives.
 - Possible economies of scale by combining with Hout Bay SRA were questioned, SAVE FOR POSSIBILITY OF SHARING COMMON MANAGER????? decided not to pursue.
 - HE thanked PL for the presentation and work done.
 - HE noted that the work is exploratory. The residents present supported the initiative - work will continue.
 - The SRA Documents will be on the Website

11 GENERAL, QUESTIONS / ISSUES

- Robbie Tripp stressed that everyone can take part with the NW radio network – he strongly motivated for residents to get involved so that they can take part and assist with keeping control of our neighbourhood.
- Phillip Reina requested pressure to the council on retaining walls that have fallen down, particularly in Fisherman's bend. HE following up.



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12 MEETING CLOSURE AND REFRESHMENTS

The meeting closed at 8.48....1 HOUR 18 MINUTES!
Attendees were invited to stay for refreshments

13 APPROVALS

These minutes were approved at the LCA Executive Committee meeting on ...XX May 2010.....(pending final approval 2011 AGM)

Signed.....

These minutes were adopted and approved at the Annual General Meeting of LCA held in Llandudno on(pending)

Signed.....