

## MINUTES OF EXECUTIVE COMMITTEE MEETING

**Date: Wednesday 19 July, 2023**

**Time: 18:00**

**Venue: The Lookout, Promenade Road, Zandvlei**

### **Present:**

VB - Valerie Benson  
RC - Robin Carlisle  
LC -Lise Carswell  
LG - Lathif Gafoor  
DQ - Demetri Qually  
PH - Paul Higgins  
UF - Ulf Martz  
NM - Neil Muller  
JW - Jonathan Walters  
Gordon Hart (Archcom Architect)

### **Apologies:**

CM - Caitlin Melidonis (out of town)

### **Absent:**

DL - Debbie Landrew

### **Notes:**

In opening the meeting, the Chairman welcomed co-opted members Lathif Gafoor and Jonathan Walters to Excom. He reported that Adrian Velaers declined had co-option.

Neil Muller objected to the co-option of members while he was absent from the last Excom meeting. His objection was noted but that, as the meeting in question was quorate, the co-options are valid.

The draft 21 June minutes, sent out before the meeting, were confirmed.

Chairman reported that it has taken an extraordinary amount of time to get the banking system in order. He thanked Ulf Martz for his substantial efforts in trying to add signatories to Standard Bank and Lise Carswell for paying some staff salaries while waiting for the banking system to work. She will be reimbursed as soon as possible.

Gordon Hart, the Archcom architect and member was invited to discuss the design manual with Excom:

1. The original MDGA Design Manual was drafted with the intention to cater for the original concept or design intent of the Marina since inception or since the early days of development. It is written in a style that is easy to understand and comply with, but the emphasis is on new builds.
2. The majority of current submissions to ArchCom by homeowners consists of alterations and not new development.
3. ArchCom is being discredited on social media platforms. There is a lack of understanding regarding what Archcom's role is.
4. The current requirement for submission of plans is that it should be done by a professionally registered architect. However, some submissions have been done by draftsmen with little knowledge of the MDGA Design Manual or an understanding of aesthetic design principles.
5. The issue of reimbursing the scrutiny fee to ArchCom needs clarification. Current fee for plan submission is R1000. This will be looked into and wording checked before Excom votes on it.
6. Proposals put forward:
  - a. To write a series of articles to be published and disseminated to the Marina Home Owners, detailing as to why we have a design manual.
  - b. To appoint a review panel of interested residents and/or perhaps employ an urban designer to review the current Design Manual and update it as well as to accommodate issues relating to streetscapes.
  - c. To develop an accredited list of technologists which can be used for submission of plans to ArchCom.

Excom voted to proceed with a review of the design manual. Any amendments will be needed to be approved at an OGM or AGM

6 members For – 1 member Against

Neil Muller said that he believes that Archcom should not have as much oversight as it is allowed by the constitution. He believes architects should not be needed and that Oudevlei should be exempt from current constitutional rules.

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### **Portfolio Reports**

A reminder that all portfolio reports must be handed in the week before the Excom meeting so members can familiarise themselves with the details.

These portfolio reports can be used as part of the minutes and to develop articles for the newsletter.

### **Municipal Infrastructure**

- Ulf brought up the failure of the northern boundary wall at Red Roman and thanked VB for her work with the council to get a fence put up as an intermediary solution. This needs to be taken further for a properly constructed new wall. The property belongs to the city and they need to take ownership. The city is resisting building a wall.

UM and VB will find out which city official erected the wall when it fell a few years ago. UM to drive this project

DQ will be attending a Mayoral Committee meeting at Subcouncil 19 and will be given an opportunity to ask one question. Agreed that he raise the wall issue at the meeting.

- Road flooding on Prince George near Uitsig. UM has taken this up with the city
- M4/M5 road link. UM has been trying to contact the right people to drive this process forward. It has been in the district development plan for years and won't move unless we push for it. Suggestion to work with other communities such as Vrygrond, Mitchells Plain and Khayelitsha in this effort.

#### Finance

- The banking system has become a major problem. We need to add JW as a signatory, but will wait until after month end payments so we don't end up with the same problem again.
- JW and UM to explore moving to a bank with simpler systems

#### Community

- First open meeting with residents: a good time to discuss the design manual. Date to be confirmed in august Excom meeting. Venue either San Marina Clubhouse or Zandvlei Lookout
- As per the pamphlet handed around, Excom members are welcome to attend the City's Urban Planning meeting on 2 August. Those interested need to email DQ tomorrow to obtain the link to accept the invitation.

Ulf was excused from meeting due to a family commitment.

#### Parks and Gardens

- Our Park Island garden representative has resigned due to a hostile engagement between two residents and her. We weren't able to resolve the situation and are looking for new volunteers for Park Island. An advertisement has gone out in the newsletter. In the meantime the other two garden representatives have offered to assist with Park Island
- Staffa our head gardener was knocked off his motorbike and has had surgery for a broken ankle. The gardening team is pushing forward under the leadership of the volunteer gardeners.
- RC requested that the parks not be mowed during the spring flowers. VB to discuss with Eugene Rayners.

#### Security

- RC wants to resurrect a version of the Guardians in order to increase safety and security in the Marina.
- The aim is to create an ever-growing network with the surrounding communities.
- RC and JW to discuss current security project and review pricing.

#### Standards

- DQ has been reviewing the current system and work being done and is to give feedback to Excom at the next meeting.
- We need to get a proper handle on standards in order to improve the system going forward.

- The leaning wall on Prince George is a danger and needs to be dealt with. This wall doesn't belong to the MDGA but to the homeowners along the wall. DQ to approach Councillor Mandy Marr, one of the residents to review the actions needed.

#### Surrounding communities

- LG attended a community meeting in Vrygrond attended by JP Smith, SAPS, LE and Metro as well as community officials.
- Vrygrond want to establish an active neighbourhood watch. They were given torches and high visibility jackets
- JP Smith talked about the city wanting to centralize security cameras across the city.
- There is a good working relationship between SAPS, LE and Metro in the area
- Nets: LG, David Bristow and Mike Ryder share responsibility of the nets. A much better job is being done by the contracted company that clears the nets 3 days a week.

#### General

NM feels that monthly financials should be approved and signed off by Excom; that the Chairman should only chair meetings not set the agenda; that members should be in charge and a bottom up approach

NM believes that Excom should have a new operating process and that there should be two Excom meetings per month. This was put to a vote.

7 members against. NM walked out of the meeting at this point and did not vote.

Meeting ended 20.30

Next meeting 16 August 2023

Signed by the Chairperson



Diane Carwell