



## MINUTES OF THE ANNUAL GENERAL MEETING

HELD ON SATURDAY 19TH JANUARY 2022 AT THE SOUTHBROOM GOLF CLUB

1. WELCOME: Eric Annegarn took the chair, welcomed everyone to the meeting and thanked them for attending. EA noted the meeting was well attended. EA welcomed the chair persons of other organisations who help maintain our beautiful village: Conservancy: Anne Skelton, Golf club: Chris Ledden, Bowls Club: Cleve Walker, Tennis Club: Deanne Purtell, CPF: Bennie Kruger, Library: Elaine Harrison.
2. NOTICE OF MEETING: The notice had been advertised in the local press and circulated to all members. A further circular was sent out with the change of date due to Covid concerns.
3. QUORUM: There were well in excess of the 25 members present to form a quorum therefore the meeting was duly constituted.
4. APOLOGIES: Brian Dick, Neale Carey-Smith, DJ & JC van Rooyen, Val and Patrick Kirkbright, Pat Lewis, Chantal Winter, Marid & Fred Smith Bev Annegarn, Heiner Wolber, Helen Bam, Jos Neaves, Libby Cochrane.
5. APPROVAL OF MINUTES OF AGM OF 19TH DECEMBER 2020: The minutes and Chairman's report of December 2020 were circulated to all members present and confirmed  
Proposed J. Neaves, 2nd B. Kruger
6. MATTERS ARISING: Nil

## 7. CHAIRMAN'S REPORT

### SECURITY

Security is the remit of the CPF and the SPOA so I will not deal with it here. Suffice to say that Southbroom residents responded rapidly and with bravery and fortitude during the riots. Well done and thank you to all those who took part. We didn't have manuals (well nor did the army or police) so matters didn't progress perfectly. But under the circumstances I think we did very, very well.

Wolf Security has been engaged by the SPOA/CPF to assist with security in 2022. This will be dealt with by the SPOA and the CPF.

### SOCIAL NOISE

It is regrettable that some residents decided to fight their wars and sharpen their axes on social media. The slander and abuse was unfathomable and unpleasant. I repeated to them, as I do now, that the SRA is a completely transparent organization. There are no agendas or secrets. You are welcome to join the SRA; you are welcome to provide your thoughts and ideas on any issue at any time. I invited you then, as I do now, to meet with me or any member of my committee. But, bear in mind that there is no privilege on good ideas. Believe me there are 100s. What there is, is a paucity of money, volunteers and hard work. A good idea without those remains just a good idea. So meet with me, please! Get involved if you are passionate and have the mettle to sustainably work at the issues – every day, day in day out.

### AIRPORTS AND INDUSTRIAL ZONES

There have been plenty of rumours and a visit by the President announcing international airports and huge development. I have yet to see any evidence of this and the farmers whose land has been purchased haven't seen a cent yet; deadlines for deposit have long passed. I believe this is all pie-in-the-sky. And even if it isn't, bear in mind it took 40 years from when King Shaka was first suggested to when a plane landed there. I do not believe there is any justification for another airport here; but this is a battle we can leave to our children, it will not happen in our lifetimes.

### POTHOLES

We have had reasonable success in getting RNM to embark upon two pothole repair programs this year. This was an objective for 2021 and as a result of cordial relations we have achieved reasonable success. It is sad that our success is measured in terms of the crumbs we get from RNM (they should be doing so much more in relation to the rates we pay) but so be it. We do the best we can!

RNM overlaid Imbezane Drive, which is now looking great. Paradoxically, it is nice and smooth and now everyone can speed down it. It attracts cyclists and skaters too. Please continue to drive slowly on this road, despite its nice smooth surface.

Beacon, Beach and Lewin and Eyles Roads have had all their potholes repaired.

The huge hole on the side of Outlook Road near the Trat has finally been repaired. I forget how many years this has taken.

College Road is a major problem. We have been promised the complete repair of College Road, year in and year out. We continue to demand fulfilment of this promise, We were informed this week that there was a so-called omission of local content and that the tender will be re-advertised. Watch this space!

And several other roads continue to be problems. We all know about them. We continue to wage the battle! Especially Richard Bridgeford who does a sterling job year in year out.

More and more residents are organizing themselves to repair their potholes in their roads. SRA purchases the cold mix asphalt and equipment is available to borrow. This has proved to be a great success, and while we know this should be done by RNM, sometimes doing it ourselves is the best way. Thank you to all the residents who have got this right. Please speak to Richard who will instruct you and how to repair potholes properly.

As the asphalt consumes a large portion of the SRA budget, we will be asking the street committees that organize themselves to contribute to covering the cost of the asphalt. This will be put in place from February this year.

The promise of the new toll road continues to be just that, a promise. If and when it happens Southbroom South will be closed. To date we have had no success in our engagements with SANRAL on how this is going to work (we have the drawings). We have no idea on how access to Southbroom South will operate.

## SEWERAGE

In December some of the honeysucker companies were caught discharging their loads directly into the streets in Southbroom. Unbelievable that this can happen. Fines have been issued and we will be dealing with management directly to halt this odious practice. If you utilize these companies to empty your conservancy tanks, PLEASE engage with them to ensure that this NEVER happens again.

Johan Kinghorn, Julian Hicks, Johnny Cadle, Didi Klein and Grey Norton have been actively engaging with UGU to sort out the sewerage plant and get it functioning properly. And also to establish who can use it and when. I thank them for their efforts.

## ELECTRICITY

Laurence Mandy has joined the SRA committee to manage the electricity portfolio. Relations have already improved with Eskom and the information is flowing a little more freely. Meetings are being held (with other villages and Eskom). The dangerous boxes on the pavements are being replaced. Regrettably there is not much Laurence can do about load shedding!

## BEACH COMMERCIALIZATION

Repeated requests in December were received for permission to sell and/or promote products on the beaches that ranged from coffee, ice cream, insurance, estate agents, umbrellas and car washes. There is a very real risk that our beaches, which have zero capacity to accommodate commercialization, become a Margate kind of mess.

Your committee has resolved to resist all and any further attempts to commercialize main beach, Grannies Poll or Umkobi beach and I will be asking you for a mandate to adopt this as formal policy.

## THE LIBRARY

The library continues to be a jewel in our somewhat sparse cultural crown. We have embarked upon a plan to rehabilitate some of the back of the library and make modifications to the front to increase shelf space. Plans are in the process of being drawn and agreed and we will be submitting for approval to RNM and raising funds for the operation in 2022.

## BUILDING AND DEVELOPMENT

Some people continue to scorn the notion of compliance with rules and regulations! Your committee monitors conformity with the town planning scheme and building regulations, without which we would have a free-for-all. Our property values are what they are at least in part because of all our adherence to the regulations.

This year lot 41 Imbezane Drive has been a real challenge. We have engaged RNM, often on a daily basis, to put a halt to the patently illegal and dangerous building operation on that site. RNM have obtained two High Court injunctions, but as yet to no avail. As far as we know (and bear in mind we have no direct access to the information), no plans have been passed, no structural engineer was employed, building has occurred directly over the septic tank, the banks are steep, eroded and dangerous. At times during severe rain, we have had the road closed as a necessary safety precaution. Mud slides into neighbours' property.

A number of other problem buildings (Lot 94, 4 Southridge Road, Lot 109, 34 Southridge Road) remain unresolved. And a good list of other developments is monitored. Allan Woods has agreed to take over this portfolio in 2022. I thank Brain Thompson for the great job he has done here over the years.

As usual the one mandate we seek from you every year is for the SRA committee to continue in its efforts to ensure compliance to the town planning scheme and all relevant regulations.

## GARDEN REFUSE AND MONKEY CAGES

I do not intend to belabour this point again. But – please install monkey-proof cages. Do not put out garden refuse. This is NOT collected by RNM.

## WATER?

And finally, we get to water, which is the real reason we are all here. Allow me to tell you a story. A big leak opposite San Lameer a few months ago stopped all water to Southbroom

for days. At one stage Richard Derman drove all the way home and back there again to take them a hacksaw. I kid you not!

Well, here we are again. Same story, same, same every year. Richard does an outstanding job tirelessly working to get what we can. But regrettably nothing has changed and there is no sign of anything changing. Except yesterday where UGU was in site 20 minutes after a leak was reported.

Legal action against UGU is a non-starter. We joined a South Coast grouping to investigate what is possible and how we can do it. Simply it is impossible to sue anyone or anything just because they do their job badly or not all. Prof Olliver Ransome has called another meeting for this Monday with lawyers who been involved. But he doesn't hold any hope at all for a legal resolution.

The good news is that the province is supporting the affairs of UGU based upon Section 139 of the Constitution. The DA wanted a greater level of involvement where by province can intervene in the affairs of UGU: which would have the province inter alia, to issue directives, assume responsibility, dissolve the council, appoint an administrator, impose recovery plans. At this stage UGU is being supported by the province. And when the results of that investigation are released, we can expect to find out exactly what we know already. Alan Bosch will now provide more information.

Remember we as the SRA, your committee elected by you, are residents just like every other person in this room. We suffer just as you do. We are as righteously indignant as you are. We are angry. So please do not beat us up about water.

So what is to be done ..... I think there have to be a number of branches to our endeavours. None of them are mutually exclusive. Each has to be tackled with energy and fortitude if we are to get anywhere. And there are many issues and costs but none so insurmountable that we have to abandon any now:

FIRSTLY Scream and shout — and this must be done, complaints must be lodged, letters written to every relevant authority, engage with the press, write to the South African Human Rights Commission.

SECONDLY Support the DA in their political engagement with the province and with UGU.

THIRDLY We will continue to cooperate at the local level with UGU to fix pipes, clear PRV chambers, turn the valves on and off as required. Assist where possible. Provide resources where appropriate. RD and DvA do a sterling job, every single day based on solid relationships that have been built up over 10 years. They achieve so much with so little; except their individual daily efforts which are enormous.

FOURTHLY In 2022 we need to investigate the replacement of the Southbroom reticulation system. This can be done under the auspices of the SPOA and I will be taking a proposal to the SPOA board for evaluation and approval. THE SPOA will revert to you when appropriate and before large commitments are made. This is a multi-stage project. We did

fibre in a couple of weeks. The new technology for water requires not much more digging and trenching than fibre and reconnecting each household is not complicated. Of course, we need to do this with UGU and the financing has to be arranged. Now of course this does not solve the bulk-water supply issue. But we must sort out what we can, where we can. We owe that to ourselves. At least within Southbroom things must work!

FIFTHLY Also in 2022 and part of the reticulation project is to investigate an additional reservoir or an expansion to the reservoir. Either to build one or utilize pressed stainless-steel technology known as Braithwaite tanks or ABECO tanks.

SIXTHLY Some people have come forward with ideas regarding boreholes, their drilling, their accessibility. This too needs to be investigated.

NUMBER SEVEN Investigate solar powered desalination plants. The two resources we have and abundance of is sea water and sunshine. Out there is a solution.

NUMBER EIGHT. Some resident experts have come forward offering to examine the bulk water supply issues. We have a fair idea of what they are, but still there are mechanical issues that are unknown and undetected — by us and UGU. If we can get a better handle on what is going wrong, we will be in a far better position to manage the issues — all the time cooperating with UGU.

NUMBER NINE and finally. Install water storage tanks, one for UGU water and one for rainwater. As noxious as this idea is for some, I cannot see any alternative to resolve at least partly the issue at your own domestic level.

So, there are nine practical steps that I will introduce to SRA and the SPOA. But what we need are the volunteers and the energy to tackle these projects. They are not mutually exclusive. And I know full well that they do not solve the bulk water supply problem. To say that we should not fix the reticulation within Southbroom because we cannot fix the bulk water supply is a logical fallacy known as a false dichotomy: they are not either/or alternatives; the one does not exclude the other; and neither exclude other possible solutions.

The water problem is not going away — this we know — it is with us for years. We have to think BIG; we have to think long!

We must fix what we can; do what we can; investigate what we can. To this end I propose to approach the SRA committee to form a **SOUTHBROOM WATER TASK FORCE** to investigate these options. I suggest that initially the following people be on this **WATER TASK FORCE**:

Happy Mtshengu, Richard Derman, Anton Kohrmann, Richard Bridgeford, John Kinghorn, Pete van der Hoek, Deric Mohr and Nealle Cary-Smith. And their brief will be to investigate the engineering feasibility of the above proposals and any others that may come up. They will specifically **NOT** be charged to deal with politics, bulk-water supply, UGU issues or money.

And we need to do what we can, here, now, to look after Southbroom. Step forward if you have the energy or the skills. Help us!

## **YOUR COMMITTEE**

Thank you to Chris Ledden and Gavin Sole for allowing us to use the SGC. And to Raefe Dyer from Nasua for doing all the printing of the handouts.

Your committee comprises passionate, obsessive people who wake up and work for you and the community and Southbroom every single day. Individuals who are motivated and give of their time and energy freely and reward less. For this, all of us should be thankful.

I don't intend to list everyone and tell you what they do. It is the same list as last year. There has not been a single resignation this year and everyone is prepared to continue to do what they do. This is fantastic and thank you all! Southbroom is what it is because of you.

## **SUPPORT THE SRA?**

I appeal to each and every one of you to support your Ratepayers Association. It is **ONLY** R450 for the entire year. So little money achieves so much under the guidance of your committee.

We intend with your permission to raise this to R500 for 2023. Even then it is a paltry amount, and we encourage and would be grateful if you can add a little more to your R450 subscription. Invoices went out yesterday. Thank you to those who faithfully support your SRA year in and year out.

**Eric Annegarn**

**Chairman Southbroom Ratepayers Association**

- 7.1. Councillor Alan Bosch reported back on the situation at Ugu and assured the meeting that the DA will continue to fight. EA said that Alan Bosch attends all SRA committee meetings and gives Southbroom a lot of support. Complaints must be lodged, we must keep complaining and keep the pressure on Ugu and support the DA in their engagement with Province. We will continue to cooperate with Ugu at local level, Richard Derman and Darryn van Aswegan are out checking problems every single day.
- 7.2. EA said we need to investigate redoing the whole reticulation system in Southbroom through funding from SPOA and also investigate an additional reservoir as well as boreholes and will be looking at forming a "task force" to investigate all possible solutions.

8. TREASURERS REPORT:

- 8.1. The financial statements as at 30th November 2021 were circulated to the members present. Richard Derman pointed out that SRA spent a large amount on pothole repairs during the period and wages had increased due to consolidation with staff within the community. SRA funds should be boosted now that invoices have gone out.
- 8.2. The annual subscriptions are currently R450 pa. EA proposed that these be raised to R500 for 2023. Agreed unanimously.
- 8.3. The library accounts have now been incorporated into SRA. The library funds are in a good position therefore SRA have not had to support them with a grant at the end of the period.
- 8.4. The signage accounts have now been incorporated into SRA and the signage bank account will be closed as soon as all current payments for signage have been received.

9. ELECTION OF OFFICE BEARERS: EA thanked the committee for their support and hard work. Brian Thompson has resigned as he is leaving South Africa. All other members are prepared to stand again as follows:

**Eric Annegarn, Brian Dick, Richard Derman, Richard Bridgeford, Allan Woods, Geoff Evans, Darryn van Aswegan, Duncan Biggar, Dietmar Klein, Brad Verwey, Jackie Pratt. Laurence Mandy has been nominated to join the committee taking on the role of electrical issues. As there were no nominations from the floor the committee were proposed by John Pole, seconded Laura Fleischack and elected unanimously.**

10. MANDATES: EA asked for a mandate that SRA continue to act on behalf of ratepayers to uphold the town planning regulations in Southbroom. Proposed Des Erasmus, 2nd Laura Fleischack and agreed unanimously.

10.1. EA said Brian Thompson has done an excellent job of building up a relationship with the SRA Town Planning department and they appreciate the work we do to keep them informed. Allan Woods has agreed to take over this portfolio and has already met with RNM.

10.2. EA said there had been numerous requests for various commercial entities to ply their wares on Southbroom Beach during the holidays and ask for a mandate to prevent commercialisation on Southbroom beaches. Agreed unanimously.

10.3. Joy Crutchfield asked if the current license holders would be allowed to continue, which was agreed but any new applications would be rejected unless adding value.

11. GENERAL:

- 11.1. Nora Hill: Currently only 40% of ratepayers are members of SRA and proposed it should be mandatory. EA replied that the levy which is added to our RNM rates and goes to SPOA is mandatory. SRA is a voluntary organisation that cannot make membership mandatory but we can work with SPOA to utilise funds within Southbroom.
- 11.2. It was suggested that SRA introduce some form of commercialization to bring in funds. During the past season Southbroom was overrun with day visitors and the committee will be investigating ways to manage this. Some beaches were charging for parking and Alan Bosch confirmed there is nothing to stop us doing this but it was agreed we do not want hawkers or food vans.
- 11.3. Water: Mr Hutton asked whether people can claim back from Ugu to have their water tank filled. J. Crutchfield said the Ugu taker was here, however they do not communicate when they will be here. There is a tank at the Police station which ratepayers may use.
- 11.4. Verges: We now have a new services provider. Richard Bridgeford has met with them and will be following up with them regularly.

**There being no further business the meeting closed at 10.00**

**The AGM of the SPOA followed immediately.**