
Minutes of Annual General Meeting

Held on 29th June 2017 at RocPoint House, 15 Timeball Boulevard, Point Waterfront

Present

N Steyn	(NS)	-	DPWMA (Chairman)
B Soban	(BS)	-	DPWMA
C Hall	(CH)	-	PWC
N de Bruin	(NdB)	-	DPWMA
E Pillay	(EP)	-	DPWMA
A Mitha	(AN)	-	DPWMA
N Mdlalose	(NM)	-	DPWMA
H Gabela	(HG)	-	Tsebo FS
P Pillay	(PP)	-	Tsebo FS
A Ndim	(AN)	-	eThekweni Municipality
C Jorgensen	(CJ)	-	Point Bastille
MF Jamalooden	(MFJ)	-	The Sails
L Boniface	(LB)	-	Harbour View Heights
W Frey	(WF)	-	Quayside & Quays
R Stevens	(RS)	-	Quayside
M Kann	(MK)	-	Quayside
R Bhikhoo	(RB)	-	The Sails
Yusuf	(Y)	-	The Sails
Kamdar	(K)	-	Quayside

Apologies

K Matthias	(KM)	-	DPWMA
G Jacobson	(GJ)	-	DPWMA

Item	Description
1.	Welcome The Chairman welcomed all those present and declared the meeting duly convened in terms of the DPWMA Memorandum of Incorporation.
2.	Quorum After establishing that a quorum was present, the meeting proceeded.
3.	Minutes of the previous meeting and matters arising Minutes of the previous meeting were adopted as correct. CH accepted and seconded by BS and signed off by NS. WF enquired about his appointment on the DPWMA Board. NS stated that WF's name was recommended

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to the DPDC Board. The BS stated that the Board was happy on condition that WF was represented by 70% of the buildings. The DPDC Board needed a letter from each body corporate recommending WF's nomination.

WF asked what if the body corporates did not co-operate. He personally approached each body corporate recommending his nomination. WF further stated that he wanted a working sub-committee and a representation from each body corporate. WF stated that he was not happy with the process. NS stated that DPDC Board made the appointment according to the MOI.

WF said the process was not explained upfront. NS apologized on behalf of DPWMA. NS suggested that WF and NS approach the Chairmen of each Body Corporates.

4. Chairman's Report

The Chairman tabled the report.

5. Audited Financial Statements

GIA – WF asked about the GIA and WF requested an update. AN said that it was fairly close to being resolved.

NS stated that the City contributed 70% to the bottom line on actual maintenance work performed. NS also stated that the City wants to relook the GIA and DPWMA was not certain whether the GIA model would continue.

RS asked about the management of the sewer and roads. NS explained the use of the GIA for the City's assets.

WF congratulated the DPWMA team on work well done.

Insurance and valuation – WF enquired about the insurance and valuation amount. AM stated that the valuation had to be done for insurance purposes. Therefore the large amount for insurance.

WF stated the insurance companies normally include the valuation into the insurance. WF stated to look into it. NdB stated that he approached the City to find out how the City did their valuations. NdB stated that it was important to do a full valuation.

Water and electricity – AM stated that there was a huge credit for 2015 resulting in the huge under spend.

Point Precinct Trust – WF enquired about the Point Precinct Trust amount of R2.33m. NS explained that it was the entity that held all the City assets and it was related to the GIA.

Expenses – RS enquired about accounting, administration and management fees. NS stated that the Point was quite a big area to look after and there are different parties involved. WF stated that fees had not

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gone up for the last two years. NS complimented the management team for maintaining the figures.

Doubtful debts – RS enquired about the doubtful debts. NS explained that this was the money from the City relating to GIA. The GIA had not been paid for the last three years. NdB explained that the City was supposed to be paying 70% of the actual spend on maintenance.

NS re-iterated that NdB was the first source of contact for any queries, etc.

The AFS was accepted and NS and BS signed off the financials on behalf of DPWMA.

6. Appointment of Auditors

Three quotes were obtained from :

1. Ngubane & Co
2. Ernst & Young
3. Sizwe Ntsaluba Gobodo (SNG)

The AGM approved SNG as the auditors for 2017 financial year.

7. Election of Directors

NS requested NdB to get hold of the body corporates for their recommendations.

8. General

Construction – MK stated that there would be lots of construction work in the Point and that there would be an increase in crime. MK requested the developer to mitigate increases in crime as he lives on the ground floor. NS asked if Quayside could be fenced near the canal. BS to check this. BS stated the construction would work closely with the Management Association. BS stated the security would be stepped up by DPWMA. MK to liaise with NdB. NdB stated that there would be a contractor's protocol in place. BS stated that the contractor would deploy their own security on site.

WF re-iterated to fast track the appointment of the director and the body corporates and keeps the communication channels open.

Security - LB enquired about the changes in security, cameras, etc. NdB stated that all the cameras were working. Officers were increased. One additional officer at night, dog and dog handler at night. Two additional officers during the day.

LF also stated that different taxis are coming in the area. LB also stated that there was an issue with the taxi drivers hanging around and drinking on the street in the evenings.

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NS stated that DPWMA was aware of this and has discussed at the Board meeting requesting for Metro Police to patrol.

Sugar Reef – LB enquired about Sugar Reef and its operating times. FJ stated that Sugar Reef lease would not be renewed. DPWMA was aware of the steps taken. Lease expired end of July.

SA Maritime School - WF stated that students were walking on the road and there would be a possibility of a student being knocked down. NdB stated that he had written of the principal on a number of occasions and would write again.

Pigeons – MK stated the pigeon problem was huge. Alison from the Quays was working with the pigeon problem.

Compliments – MK congratulated DPWMA for a well managed area. MK also complimented the security.

Development update – WF requested for frequent communication and update to the residents.

CHAIRPERSON

DATE