

SRA AGM - 12 Oct 2021 (Minutes)

SRA Members in attendance

Name	Present	Apologies
Juan Gunter	Yes	
Tony De Kock	Yes	
Jos Rokebrand	Yes	
Helene Venter		Apologies
Dave De Freitas	Yes	
Allen Barton	Yes	
Frank Mohlala	Yes	
Kenneth Nyangulu	Yes	
Theresa van der Merwe	Yes	
Lwando Tsembeyi	Yes	
Milda Leo	Yes	

- An AGM attendance register was taken and between 125 and 135 residents (including SRA committee members) were present.
- Mrs Milda Leo also used the opportunity of the AGM to validate the current SRA EFT / Debit Order and resident information.

1. Chairman's Welcome

- The SRA 2021 AGM was convened at 7 pm in the Selcourt Primary School hall
- Mr Juan Gunter open the meeting and welcomed all in attendance
- Mr Gunter thanked Mr Alan Hilligenn for all his years of services and introduced the current SRA committee members
- Mr Gunter provided an overview of the SRA's compliance with POPI and its implications on the SRA

2. The History of the SRA

- Mr Jos Rokebrand provided a brief history of the SRA and how it was established
- Mr Jos Rokebrand reiterated the role Mr Allan Hilligenn played in establishing the SRA and setting the current SRA infrastructure. *(Details attached in the SRA Presentation Deck attached)*

3. Wall Will Fall Scenarios

- Mr Gunter presented 4 possible scenarios that could occur with associated consequences
- Scenario 1 *(Details attached in the SRA Presentation Deck attached)*
 - Increased commuter traffic on Phoenix
 - Increased commuter traffic on Charterland & Molyneux
 - Risk of Daily Parking Sprawl
- Scenario 2 *(Details attached in the SRA Presentation Deck attached)*
 - Increased learner traffic
 - 6 am – 8 am
 - 1 pm – 3 pm
 - Coaton
 - Charterland
 - Rhokana
 - School Transport Parking Sprawl
 - Charterland
 - Itogen Park
- Scenario 3 *(Details attached in the SRA Presentation Deck attached)*
 - Increased petty crime & vagrancy
 - Cement perimeter fence breaches will increase
 - Cement Perimeter will no longer be patrolled & monitored

- Cement perimeter maintenance will cease
- Scenario 4 (Details attached in the SRA Presentation Deck attached)
 - Area open to crime syndicates & gangs
 - Increased violent crime
 - Increase in opportunistic surveillance by criminals
 - Ease of access to homes with high net value items
 - Luxury car hi-jacking
 - Multiple escape routes
 - Complete dependency upon SAPS and Ekurhuleni Metro
- Other Consequences (Details attached in the SRA Presentation Deck attached)
 - Property values expected to decline between 15 – 25 %
 - R1 mil down by R150 – R250 k
 - Complete loss of initial 2003 investment and effort
 - Increased vagrancy and beggars
 - Accelerated demise of parks infrastructure
 - Personal home security costs will increase
 - Home & car insurance premiums will increase
 - Residents will have to inform insurer – else risk non-payment of claims

4. SRA Security Report

- Mr Mike Du Toit presented the crime stats for the last 10 years and the benefits realized and enjoyed by the SRA community to date
- Mr Mike Du Toit also presented the crime stats for the last financial years - Details attached in the SRA Presentation Deck attached
- Mr Mike Du Toit also provided a brief summary and description of the differences between an Enclosure and an Estate.
- Mr Mike Du Toit also provided an explanation of the role of the Fidelity-ADT service provider and the guards along with the duties of the patrol car.
- The new installation of the Fidelity ADT Licence Plate Recognition (LPR) systems was explained to the audience.
- *(Details attached in the SRA Presentation Deck attached)*

5. SRA Financial Report

- Mr Jos Rokebrand presented rationale related to the possible causes of the revenue shortfall the SRA has experienced in 2021 - *(Details attached in the SRA Presentation Deck attached)*
 - Contribution shortfall analysis
 - April 2021 - (Covid / resident churn)
 - Change in accounting service provider
 - Anticipated Security Service Provider annual increase
 - Oct 2021 : Fidelity-ADT Increase
 - Fidelity-ADT past concessions on increases
 - Arrangement for arrears payment
 - Park It Account – Rehabilitation fund
 - Dedicated funds to remove boom gates and perimeter barriers
- Mr Jos Rokebrand presented financials for 2020 /2021 based on the audited and signed off financials
- *(Details attached in the SRA Presentation Deck attached)*

6. SRA Infrastructure Maint.

- Mr Allen Barton presented a report on the ongoing SRA infrastructure maintenance
 - Guard Huts
 - SRA Main Office (Itogen Gate)
 - Perimeter Palisades
 - All Suburb entrances
 - Nigel Road
 - Short Road
 - Vogel
 - Perimeter Cement Pillars
 - Engela
 - Leonie

- Petro
- Phoenix - South end
- Automated boom gate mechanisms
- Cameras recording systems

7. Wall Will Fall Feedback

- Mr Juan Gunter provided a summary of the SRA “The Wall will fall” campaign.
 - Some progress with enrolling new residents to commit debit orders or EFT has been made
 - Current outlook is mediocre and more residents must be encouraged to make a contribution
 - Existing contributors were thanked for their continued support
 - The Enclosure is surviving but not thriving and future shortfall is still expected unless a call to action by the residence is heeded.
 - Mr Gunter put out a call for residents to support the drive for new and existing non contributing residents to make reasonable contributions to the upkeep and maintenance of the enclosure else the SRA would be forced to dismantle the SRA and its infrastructure.
- *(Details attached in the SRA Presentation Deck attached)*

8. SRA Committee Nominations

- Mr Gunter announced the nominations for the 2022 SRA committee
- The names proposed were proposed without any objections from the SRA residence present at the AGM
- The nomination were therefore accepted and noted

Members proposed in the table below:

Committee Role	Nominated Candidate
Chairman	Tony De Kock Dave De Freitas
Deputy Chairman	Juan Gunter Dave De Freitas
Treasurer	Jos Rokebrand Frank Mohlala (Deputy)
Secretary	Helene Venter TBA
Security Cluster	Mike Du Toit TBA
Infrastructure Maint.	Allen Barton Kenneth Nyangulu
Marketing & Newsletters	TBA TBA
Members	Lwando Tsembeyi TBA

- Mr Gunter proposed that the SRA continue with the audit services from Neuhoff Auditors
- No objections were received from the audience and this proposal was accepted and noted

Neuhoff Auditors

Address: 219 Nigel Rd South, Selcourt, Springs, 1559, South Africa

City of Gauteng

9. SRA Q&A

- Closing - Mr Gunter thanked the principles and staff of Selcourt Primary for the use of the school hall
- The Floor was opened to Q&A
- Various residents raised concerns related to the Fidelity ADT Guards not apprehending individuals that may be suspected of theft – Acknowledged by the SRA and such matters are and will continue to be addressed by the Committee in deliberations with representatives of Fidelity ADT.
- Various members of the audience spoke of their support for the SRA its members and highlighted the benefits of the enclosure.
- The issue with Contributor Boards was discussed and the SRA would address the issuance of Contributors boards in the coming weeks pending the outcome of confirmed contributions to the SRA.
- The meeting was closed at 9pm in accordance with agreed COVID protocols