



## Minutes of AGM, held at Dickie Fritz Moth Hall, on Wednesday 15 May 2024, at 19h00.

### Welcome and general information

Welcome and introductions by Callie Janse Van Rensburg. A special welcome was made to Joe and Pat Gruber, from M&H Management, the independent company that runs the financial side of the closure.

#### Committee members

Callie Janse Van Rensburg	Signs up all new owners, deals with agents Oversees and arranges all maintenance in the area including the parks
Desmond Ward	Oversees the booms and guards at Elm Street
Pam Andreka	Writes newsletters and assists Callie

### Agenda Points

#### Annual Financial statements

AFS for the year ended February 2024 were presented and discussed in detail. Questions asked and answered. Contributions will increase by R50 per household as from 01 August 2024 - new increased payment will be R1100.00.

#### Contributors

Our area has 110 homes, with 103 contributors = 7 houses not paying. 93% contribution rate in Ext 3 section. River Ridge has a much lower contribution rate, and has 170 homes. In the past, the cost for the vehicle was split 50/50 between River Ridge and Dowerglen sections. Callie canvassed the River Ridge section, and signed up 20 homes in that area, This increased the River Ridge income, and allowed the cost to be more accurately changed to 60/40. The vehicle patrol is split accordingly, spending 60% of the time in River Ridge, and 40% in Dowerglen Ext 3.

#### Patrol vehicle, tag points and reporting

The patrol vehicle has 10 check-in points. 4 in the Dowerglen section, 1 on the bridge and 5 in River Ridge. The vehicle must take 4 minutes between clock-ins at the tags, making each patrol 40 minutes.

A physical register of vehicles entering and exiting the closure is kept at both booms, from 22h00 to 05h00 daily. The purpose of this is for the guards to pay special attention to vehicles and occupants moving in and out of the area, outside regular traffic times. These registers are shared with the committee members every morning. The vehicle is constantly monitored and daily/weekly reports are supplied to the Dickie Fritz and River Ridge committee members.

The sensor to open the boom was moved to the centre island. The purpose of this is to encourage the guards to look into the vehicles and check the occupants.

#### Projects completed in the 2024 financial year

1. A container (donated by a resident) was positioned near to the municipal cables for the area, at the bridge in Dickie Fritz. We supplied a table and 2 chairs too. The security guards from SDS Security (contracted by the Ekurhuleni council) sit in this container to monitor the cables at night time. We installed a new camera and solar lights at this point. Our residents supply the SDS guards with coffee, tea, sugar and milk on a monthly basis - thank you. To further protect the cables, the council covered them in metal tubing, and we moved them to the road side of the palisade fence, so they are now within visibility of the guards, and more difficult to tamper with.
2. To ensure continuous security coverage during load shedding, 2 inverters were installed in the area. One at the guard house, and the other at 13 Flame Crescent. This ensures cameras at booms and along the perimeter fences, and offsite monitoring are not interrupted during vulnerable, times.
3. A test of solar lights on street poles outside a few homes was completed. The outcome was that they are not as bright, or supply enough light as envisioned.

### **Planned Projects for the 2025 financial year**

1. The palisade fence along Flame Crescent, and Dickie Fritz from the Moth Hall to the bridge has not been painted for approximately 6 years. It will be inspected and any necessary repair/maintenance/painting will be carried out.
2. Security lights in the passage between Lakeside complex and the park - this is a dark area - and a potential weak spot.
3. As has been mentioned for several years, we would like to install speed bumps at the intersection of Flame and Dickie Fritz at the Moth Hall - any help in this matter would be appreciated.
4. Improve the entrance to our area, outside 139 Dickie Fritz.

### **Items for residents to take note of**

1. Please call the security vehicle immediately if you are suspicious of anyone/anything. Use the numbers on the light poles to reference an accurate location. All street poles in the area are numbered.
2. When walking/running when it's dark, please wear reflective clothing.
3. If you see the guards on their phones, or not paying attention to incoming/outgoing vehicles, please take a picture and send it to Callie or Pam straight away. It is very difficult to go back and address an issue without the exact date and time. This applies to both Elm Street and 1st Avenue guards.
4. Don't become complacent regarding your home security. Test and arm your alarms and beams.

Meeting closed at 20h05.