

**Minutes of the Annual General Meeting of the Kalk Bay St. James SRA NPC
held at 18h00 on Monday 27 October 2025
at the Kalk Bay Community Centre, Kalk Bay.**

1. Registration

2. Welcome & Apologies

The Chairman Malcolm McCarthy welcomed all present, about 26 members, and special guests David John Steyn from CoCT, Jim Russell, Captain Knapp from Muizenberg SAPS and others.

Apologies were received from: Alan & Juliana Espey, Ted Knight, Steve & Judy Herbert, Andy Paige, Rachelle Moore, Cllr Sherry.

3. Membership list status

New registered members in 2024: A & S McDonald, M Reilly, H Kleinschmidt & CA Crowley, J De La Harpe, J Jacobson & D James, DI Hartford, Y and H Surve;
in 2025: LM & D Welch, G Fredericks, K & P Hopkinson, H Enslin, Simcar Trust, A Bristol-Durkan.

Gail reported that the Company has 208 registered members, 116 in Kalk Bay and 92 in St James. Quorum is 10% = 21.

4. Quorum to constitute the meeting

Present: 26; by proxy 22. Total: 46. Therefore meeting is quorate.

5. Approval of minutes of the AGM held on 31 October 2024 (on website).

Proposer: Gamat Fredericks; **Seconder:** Jean de la Harpe.

Matters arising: None.

GUEST: Capt Knapp (SAPS). The police precinct extends from Clovelly to Marina da Gama, Muizenberg, Vrygrond, Military Rd Steenberg. The last decades have seen significant population growth and expansion of informal settlements. Gang warfare is rife and worse than ever, particularly in Vrygrond. SAPS is short staffed: 16 years ago there was a staff of 149 and it is now down to 99. So SAPS depends on security companies and a close relationship with the SRA to deal with crime. There is relatively little crime in Kalk Bay – St James.

Q: What is the reason for gang warfare?

A: Murder of a gang leader of Junkie Funkies; now there is a struggle for leadership and who takes over Vrygrond. It's a turf war. Extortion as well as drugs are the problem. Both are big money in informal settlements.

The Chair thanked Cape Knapp for the service SAPS provides.

6. Chairman's Report 2024 – 25 (on the website)

With the aid of slides Bert Stafford summarized the purposes, legal / regulatory context, management structure, defined activities, and budgetary procedures of the SRA.

For their support during the year he thanked Cllr Izabel Sherry, Gail Daniels (SRA Manager) and the four new Board members.

7. Feedback on Operations 2024 – 2025 (on the website)

With the aid of slides Bert Stafford summarized the activities of the security, cleansing and environmental upgrade, and social development portfolios, and the multiple ways in which the SRA had communicated with residents during the year.

He outlined some plans for the coming year: improved communications, improved security, fire control in conjunction with the RRA, closer links with neighbouring communities such as Fish Hoek and Muizenberg, and more support for the gardens.

For their support and guidance he thanked Manager Gail Daniels, the various outsourced contractors, Cllr Sherry, Capt. Knapp, and CoCT officials running SRAs (Joepie, Marsha, Bonnie, David-John, Alma and Nonie).

The Chair thanked Bert for his service over many, many years.

Q: Quarterdeck road repairs – when can they be expected?

A: The collapse has been assessed and the SRA and RRA is pressing for the reconstruction.

Q: What is the SRA jurisdictional area? Where is it re. HWM?

A: The boundary has been moved on the map but the rail track belongs to Prasa / State and therefore no SRA work can be done there.

Q: Litter is a problem and Council has removed bins. Can the SRA take this up?

A: This will be followed up and reported on.

A: There are projects ahead to correct this and the SRA will continue the pressure.

Q: Does the SRA work with the Fishermen's Flats residents whose rates etc have increased?

A: Cllr Sherry has been notified and the City has reacted by sending officials to address the matter.

Comment TT: F Flats residents generally do not attend and get involved in SRA and RRA meetings and activities. The KB Flats were the first Council project in the early 1990s to sell rental properties to long-standing residents by Sectional Title. A Body Corporate should have been formed, according to the Act, but because of divisions within the community none has been formed and so there is no one acting and speaking for them. The RRA and SRA have always been open bodies to them but they refuse to get involved.

Comment MM: Council has recently sent officials to help clarify things and put matters on a proper footing.

Q: What is the SRA relationship with other security companies?

A: Weekly meetings are held and only Ithuba is present, and sometimes Mountain Men. The two of them represent most of the security cover in the area.

Q: Where is the boundary of security patrols and will they do Woolleys/

A: Carisbrooke Steps to Clovelly boundary around 240 Main Rd. And to the inland side of the rail reserve; the SRA cannot work on the other side ie. Prasa. Ithuba looks after

Dalebrook during the festive period. At Woolleys there is a 24 hr camera and patrols can be sent in in cases of need.

Q: Rates have been increased city wide and the Council should clean Harbour Beach?

A: There used to be a weekly inter-dept meeting to deal with such matters. There are boundary problems at the harbour: the upper parking terrace is Council land; the lower terrace and harbour, including the beach and its extension up to the old viaduct, are Dept Forestry Fishing & Environment; the rail corridor (Prasa) cuts across this.

Q: The derelict Prasa house has been converted into a restaurant which looks better than it did before. Why did the SRA object?

A: The RRA objected to the liquor licence as there are flats and church nearby.

Comment: TT: the restaurant may cater for up to 280 patrons and this will increase pressure on area. The RRA objected to the liquor licence, but this wouldn't prevent patrons from taking their own liquor. Public behaviour is the issue. Parking is already severely limited.

Comment: Cape to Cuba and Brass Bell had loud music till early morning recently. It's a problem elsewhere in Kalk Bay.

Q: Has the SRA objected to Beira Mar expansion?

A: This is on PWD land and CoCT has no jurisdiction over State enterprises. The RRA has been objecting since the beginning.

Q: Prasa properties pay no rates but do they get the services?

A: They enjoy all the services but pay no SRA levy.

8. Approval of the Annual Report:

Proposer: Jim Russell. **Seconder:** Derek Stuart-Findlay

9. Noting of Audited Annual Financial Statements 2024 – 2025 (on the website). Noted.

10.1: Additional Surplus Funds utilization 2024 – 25

The R 65,000 available had been spent on security cameras and solar lights.

10.2 Approval of Additional Surplus Funds utilization 2025 - 26

It is proposed that of the R 260,000 available R 150,000 should be allocated to projects related to the portfolios, and R 110,000 to security cameras.

Approved by the meeting.

There is a surplus of R 599,000.

Q: Is this not an indication that the top-up rates being paid by residents are too high?

A: Part of the surplus results from fact that annually 3% of the total budget must be kept in reserve to cover arrears. Because our arrears are so low this money comes back and can be identified as surplus for the Board's discretionary use - for projects not budgeted for. So the community can propose projects.

A: Such surplus money is also required eg. to expand camera security coverage.

Q: The budget of the Haven is very tight so can SRA money contribute to the project they are running of reconnecting the destitute with their families?

A: The SRA has contributed R 30,000 this year and the SRA works closely with them, as does SRA social worker Anna Els.

Q: There are lots of palm trees around and they are fire-prone.

A: It is proposed that the new board will meet with local groups to cooperate on such matters.

Comment: Prasa has recovered well from its financial problems and is making passenger services effective. Outsourcing their buildings eg. the restaurant, is a way of managing them and keeping them in good order.

A: The concern is that they benefit from services without paying SRA rates. And their tenants have a fairly free hand to develop as they wish.

Approved by the meeting.

10.3: Approval of Surplus Funds Utilization 2026 - 27

Of the R 140,000 available R 100,000 is proposed for cameras and solar lights; R 40,000 for social development and environmental upgrade.

Approved by the meeting

10.4: Approval of the Budget for 2026 - 27

Total Income is R 3,566,453. To employees R 436,450 (12.2%); to core business R 2,459,200 (69%); to general R 148,4009 (4.2%); to capex R 100,000 (2.8%); to projects R 40,000 (1.1%).

Approved by the meeting

11. Business Plan Amendment:

It was resolved that:

- a. The SRA boundary be extended to the shoreline to align with the Sub-council boundary
- b. Public safety, social development, cleansing and environmental upgrade will be extended to those areas
- c. The harbour, harbour beach and harbour parking is excluded from the boundary

Permissible amendments to the business plan without further consent was approved by the meeting.

12. Approval of the Implementation Plan 2026 – 27 (on website).

Approved by the meeting.

13. Appointment of Registered Auditor

Harry Curtis & Associates are the new auditors.

Approved by the meeting

14. Confirmation of Company Secretary

Gail Daniels is willing to continue in this position.

Approved by the meeting.

15. Election of Board Members

The Companies Act requires one-third of the Directors to resign annually. The following are resigning: Bert Stafford and Malcolm McCarthy, but Malcolm is available for re-election.

Jim Russell summarized Bert's contribution to the Community through the variety of committees he has served on over the past 35 years. He praised his reliability and perseverance and his innovations eg 70 electronic patroller control points; establishing the security camera network. His only agenda has been to implement the projects decided on. And Anne has backed him in all of this. He received a standing ovation and a gift was presented to him as a token of sincere appreciation.

The existing board members willing to serve again are: Jean de la Harpe, Gamat Fredericks, Malcolm McCarthy. **The meeting approved** their reappointment as directors.

Nominations received: Florian Blochliger, Peter Barron, Ruth Lewin, Erica Gillard. **The meeting elected them *en bloc*.**

16. General

Nothing.

17. Further Q & A

Nothing.

There being no further questions or comments the Chairman thanked all present for their attendance and closed the meeting.

The meeting ended at 19h48.