

**MANOR GARDEN RESIDENT AND RATEPAYERS ASSOCIATION****MEETING MINUTES****8TH MAY 2024****AT 17H30****SICAS'S GUEST HOUSE, WESTRIDGE 4091**

PRESENT: Janice van Heerden, Vicki Taylor, Carri Taylor, Trianne Amarchund, Bryan Ashe, Adolphe Musema, Shaun Kruger, Clint Bowyer, Ntombi Maema, Hadley Epstein, Janus Horn, Sue Barrett and Deidre Taylor.

WELCOME: Deidre welcomed all members and Ntombi to the meeting in the absence of Janus, who was delayed at SAPS. In Janus's absence, she recommended that we start with Bryans Report Back of the previous workshops and timelines.

UIP WORKSHOPS AND TIMELINE REPORT BACK – Presented BY Bryan Ashe. See attached.

KEY DATES AND TIMELINE: Bryan and team designed at timeline. To date we have a logo, theme and mission statement. Next meeting is the 12th June 2024. By then we need to have the perception surveys done and assessed. At the next meeting we need to invite neighbouring UIP representatives, to hear of the problems they dealt with and tips and suggestions for the way forward and we will start canvassing the area for UIP votes, designing signage for posters for the meeting. 1st June 2024, is an outreach at MGPS where UIP pamphlets can be handed out, get people to fill out perception surveys. We would like to do a stakeholder meeting in July 2024 where we will propose the UIP to the residents of Manor Gardens and get a feel of what the community wants out of the UIP.

NTOMBI – Interacted throughout the presentation: -

1. She queried "" maintenance to Municipal Property": It was explained that we were concerned about the state of roads, water pipes, parks, lack of streetlights etc. i.e.: Infrastructure. She noted that we needed to be clear when stating Municipal shortfalls, so that these in time to come can be addressed.
2. She queried the possibility of assisting the homeless in the area: She was very much against the idea of setting up anything that would draw the homeless or less fortunate into the precinct, as it was illegal. She said if people want to help the less fortunate, to rather take the food, to the shelters that are scattered around Durban, where the homeless and get food, shelter, and assistance. Trianne explained that it wasn't a feeding scheme, but an empowering scheme to assist the less fortunate, and Ntombi, said "Don't do it," but to rather take the funds etc. to the shelter. She also said that you could put moneys aside in the budget to allocate to this. She was very direct regarding this, as she said it starts with a 3 and before long there will be 20 people in the area, which impacts on the security in the area.

3. Janice explained to Ntombi that the area is plagued by electrical outages and water outages, due to theft of copper wires and water meters. Ntombi said it has been addressed in their meetings, that the electrical dept needs to seal the connection box on all light fittings. Janice also said that regarding electricity, it isn't only cable theft, but also overloading. When we are having loadshedding, after the designated power cut, on start-up, the area trips out due to the overload, and then it could be 36 hours before power is reinstated. We need Cato Crest power supply and Manor Gardens to be separated, because this is an ongoing issue in the area. Ntombi said that the City Manager is aware of this problem, and it is a priority for him to address this issue. Bryan said equally there needs to be money allocated to the refurbishing of the water pipes in the area. Ntombi said that the Councillor from various areas is now actively involved in ensuring that moneys are available in the budget for the refurbishment of failing infrastructure.
4. Ntombi advised that we get our local councillor in on these monthly meetings, so that he is aware of the up-and-coming UIP, and that he can be actively involved in the process, and to maybe take him around the area, and discuss issues you are experiencing in the area.
5. Bryan discussed abandoned properties, Ntombi said that we need to be in contact with the Building Inspector of the area, and find out what they are going to do about these properties. Janus said that in his position as City Liaison, he is aware of the principals in the dept, and is in contact with them all the time.
6. Trucks in the area: Ntombi said that we need to work with Metro on this issue, and Janus said that we need to get signage up to state no trucks in the area. He said that these trucks were fined R5000 on Friday night and Saturday night for parking the trucks overnight in a residential area.
7. Ntombi said that she will give Janus the name and email of the person in charge of the security cluster, and issues regarding "change of shift" for SAPS and Metro can be discussed.
8. Perception Survey: Ntombi said she thought that instead of having a re-meeting regarding the UIP, that the perception survey should have been enough. Shaun said that within a week, we had only got back 235 completed forms, with the meeting they are hoping to get further exposure throughout the community and address issues and concerns that the community have. Ntombi asked about the Website, and Vicki said it is almost done, just needs content now. Ntombi said that we have one week to complete. She said she wants the SRA, the Mission Statement and the Map and boundaries, including the perception survey on the website. Once the website is complete, it needs to be launched on all social media platforms for the area.
Shaun asked about the neighbourhood names and addresses listing, and she said the technician is working on it, but we will have it soon. Deidre asked about the map, and she said we are to use the old map, until the new one is available, but this will be sorted before it goes to council.
Shaun wanted to use the information on the listing to contact all residents, as per the SRA, but Ntombi said that even the listing does not have all the addresses and contact details. She explains that the Ratepayers is going to have to do a bit of legwork to get the message out to the entire community. Shaun just wants to make sure that all residents have got the information about the UIP as stipulated by the SRA. Ntombi said that maybe we need to take a photo at the residents' post box showing that we have delivered the survey.
Janice asked if the municipality could print on the community utility bills about the UIP, and Ntombi said "No", as they have requested this previously, with no joy.
Janice asked Ntombi about the capping of the bigger businesses in the area, at what value they are capped. Ntombi said there is no capping it only works on the percentage of the rates; however, she said that a meeting needs to be made with these businesses, and you will need to negotiate a subsidy on their security etc. That way they can reduce overheads and see some savings.
Bryan asked Ntombi, when the UIP application needs to be ready to be submitted to Council, and Ntombi said she wanted to submit in November 2024, which means that we need to have all the votes and paperwork ready by September 2024.

Janus said getting Entabeni on board is not going to be an easy task, and Ntombi said that they stand to gain a lot more than to what they are currently. Janus said they have already paid for cameras for the road next to the hospital, and he didn't think they would pay for example R70000.00 extra every month. Ntombi said that he can negotiate it to say R50000 of their amount payable, and refund the balance to them, but remember that this will be fixed for 3 years, and they can only receive their refund if they can prove that they have paid their rates.

Shaun said that maybe we need to have one of the meetings allocated to the businesses only, so that we can explain this whole process with them, Bryan suggested using one of the monthly meetings.

Shaun said that with the above in mind, if the meeting is to be held on the 18th July 2024, then the voting process stays open for 2 to 3 weeks after that, or maybe the end of August 2024.

Ntombi also advised at every public or business meeting with the community, ensure that you get the relevant people's contact information as possible, so that they can be called or emailed, and create our own data base.

Bryan also explained that portfolios had been allocated and that everyone was getting assigned duties to perform going forward. Ntombi said that this was important, and especially going into the UIP as these portfolios will give the UIP management instruction of the needs and wants of the area.

Ntombi reminded the members that all names and addresses of residents stay confidential and are used only for the purpose of enlightening the community of the proposed UIP.

Shaun confirmed with Ntombi that the business plan, budget, and the finance agreement are needed next according to the SRA, and for the meeting, the rest of the paperwork can be forwarded later.

Ntombi was confident and happy that the SRA was been followed correctly and all deadlines had been met.

Next meeting with Ntombi is as we require. Shaun asked if Ntombi would be available to attend the Main UIP meeting, and she said she would be happy to attend.

Ntombi asked if a copy of the agenda and minutes be sent to her via email.

Chairman Report: Janus apologized for attending the meeting late, he offered apologies for Jono, who was at the Police station. He also apologized for the lack of attendance for the weekend workshops.

Janus thanked Bryan, Shaun, Deidre and Janice for time and effort put into the ratepayers and UIP workshops.

Portfolio Feedback:

City Liaison: Roads: We have sent the wish list to the Municipality; they have started doing some repairs in the area. There are 33 items on the wish list, so hoping they will get through them all. Have also asked for the verges to be attended to, so that people can use the pavements around Manor Gardens, and not have to walk in the road. Have also requested the hole at the top of Mundy Park be repaired.,

Water & Sanitation: We have had a few blocked drains in the area, especially by Entabeni Hospital. The guys from DSW have started clearing all the sewerage lines and storm water lines in Manor Gardens. There was a water meter problem in Dale Rd, and the residents didn't have water for 7 days, once escalated the water was restored within an hour.

Metro Police: have been fining the trucks on Dale Rd. Janus attended a Truck Workshop, and they are working on some strategic plans on keeping the trucks out of the area among other things.

The VCP has started with Metro again.

Parks : have been clearing some bush by Pigeon Valley and have been clearing branches on the pavements in Dale Rd

Loadshedding: has been very little loadshedding in the area, and thus very little overloading. Illegal connections are still happening in the area. Streetlights will be repaired prior to the Elections.

Student Accommodations: there was a workshop on the 1st May for all student accommodation owners, 46 owners arrived. ASAP as a student accommodation representative, they want to be acknowledged and accredited, as many of the student accommodations have not been paid yet.

SAPS : there have been various arrests been made in the area, the area has not been as busy as it normally is. The working relationship between us and SAPS seems to have improved.

DSW : has been in the area early in the mornings from as early as 6am.

Ratepayer Portfolios:- Janus asked us to hold back on solidifying portfolios until it is established that all are happy with the portfolios they are presently in.

Finance: Janice phone and bank were having issues, so messages of thanks for contributions have been going out late. This month we have had 45 contributions, and last month we had 43, which amounted to R8000, against the previous month being R9600. This is because some people pay a lump sum for the whole year, others will pay for 3 months and others will pay monthly. The spending is between R5000 to R6000 a month. So, the good news is that we are covering the spend. Shaun recommended that reminders be sent out on the WhatsApp groups.

Social Media: The website is up, but needs content. So Vicki asked if members would like to get together and brain storm some FAQ. Hadley asked who would be running the website once the programmer is complete doing his setup. The website designer will stay as admin, but Hadley will eventually run the website. Vicki said that the website designer must make an email for the UIP, so that Instagram, Facebook etc. can be linked to the website. A request needs to be purchased so that the UIP has a telephone number, and a WhatsApp account can be generated.

Events: Vicki said that there was a Mother's Day event planned, but was cancelled, due to lack of ticket sales. There are a few events that are maybe in the pipeline, being Woman's Day, and Mandela Day and the Pancake Sales at MGPS on the 1st June 2024

General : Adolphe Musema, has become the newest member of the MGRRPA. Thank you for joining and welcome. Janice just confirmed that all money spent on forming the UIP, will be refunded back to the MGRRPA, once the UIP is running. Shaun said that maybe soon we need to contact the previous yes community members and advise them of the fact that we are thinking of re-establishing the UIP again. It has been discussed that there will be pre meetings to the main UIP meeting. Sue requested that previous members come forward to assist with the door to door. Janus suggested getting the street captains active again. Janice also recommended that we use a Geo Pin when taking photos for pamphlet distribution. Trianne asked if the car sticker can be distributed at the pancake store on the 1st June. Shaun said that we must have the QR code for the website at the table at the fete, so people can click on it to get access to the perception survey. Trianne also recommended having a key card with the FAQ. Janus recommended that we were T-shirts to the fete so that we are recognizable, and Shaun said that he has made caps for those working the event. Another suggestion is to get badges made. It was asked if we have, we have banners, and we said that we have a gazebo with MGRRPA branding on it. Janice asked Janus if Ashley would relinquish the rights of the Manor Garden Car Sticker to the MGRRPA. Janus said he didn't think that that would be a problem. Bryan said that we need the portfolios to be allocated to the various members, so that the steering committee can be announced. A copy of the constitution will be posted on the Ratepayers Group, for everyone to adhere to, and members need to understand that if they are unable to attend, they need to forward their report of their tasks done in their portfolio. The waste Meeting has been brought forward from the 19th May to the 14th May at KZNSA Arts Café, if anyone is interested in attending. Janus referred to Bryan wanting to convert the Mandene Sports Centre into a recycling Plant, he wanted Bryan to know that DSW wanted to convert that area into a recycling glass crush plant, they had to get the Dept of Environmental Affairs involved, and it was established that the area is not zoned for recycling activity and would need to be rezoned. Bryan said that he wants to recycle for a food garden in that area. Janus did advise Bryan that an operation like that is already operational in that area, but he may be able to extend the operation there. Janus offered to take Bryan down to the site. It was also recommended that the

poster signs need to be designed, and anyone with that type of creativity to please bring suggestions forward, so that they can be accepted and sent for printing, and approval by the municipality. Janus said that he had the stencil of the previous poster and maybe that could be used again for this time, this applies to the pamphlet as well.

Meeting Closed.

Next meeting : 12th June 2024