Minutes of the Annual General Meeting 2025	
Date	**29 July 2025**
Time	**17:30 to 20:00**
Location	**Craighall Primary School, Craighall Park (no virtual option)**

1. Welcome

Markus Borner (MB), Chairman of the CRA, welcomed all those present to the 2025 AGM of the CRA. The presentation would be put up on the website after the AGM, together with the minutes.

Thanks must go to our committee members, Samantha Herman and Albert De Bondt for putting the presentation together and to Sam for her role in looking after membership, amongst other roles, and to Albert who is involved in infrastructure, Delta Park and town planning roles. Thank you to Paulette Malcolm and Bruce Sparks who are involved in getting the community together at the monthly tea and talks that they host which are going from strength to strength. Fran Swart looks after Hugh Wyndham Park, Karien Lotter-Dogru who is our administrator and helps with many aspects and Caron Askew who looks after the environment.

Our achievements mentioned today wouldn't have happened without people around us and supporting us. Mike Tiger knows who to call in the city to get infrastructure fixed and then Mike Elliott and Chris Becker who are involved in Delta Park. Rob Rogan, who's leading the charge on the repairs of the Blue Bridge, Waahida Tolbert-Mbatha and Joss Du Trevrou who organise Halloween, Easter Egg Hunts and the Christmas celebrations on the community engagement portfolio. Wendy Malpage who leads the Bubele Africa team of 10 people who clean the spruit and our suburb in their bright orange and blue overalls. Kerryn Lawson coordinates The Craighall Collective market which is a fabulous community event and arranges prizes for the CRA to raffle. Sean Jammy and Mike Sears from CAP, who you will hear from later, Andrea, the principal of Craighall Primary who always lets us host the AGM. To Steve Baylis our town planner who helps with objections and then lastly a huge round of applause for Martin Williams our councillor, thank you for all that you do.

2. Attendance Register

See attached sheet for attendance.

3. Apologies

See end of Minutes for apologies received.

4. Gauteng Stats vs Western Cape – Markus Borner

Comparative statistics between the local area and the Western Cape were shared:

- Property prices in the Western Cape are three times higher.
- Gauteng comprises about 1.5% of South Africa's land area but is home to 25% of the population.
- Local population density is 876 people per square kilometer, compared to 58 in the Western Cape.
- The median age is 30, considered low compared to other regions.

- 38.6% of taxpayers contribute 48% of the country's income tax, yet local infrastructure such as roads and street lighting is lacking.

5. The importance of community action and involvement was stressed as essential for improvement, rather than relying on complaints or blame.

6. 2024 AGM Minutes

Minutes from the AGM on 11 June 2024 were proposed by Charmian MacFarlane, seconded by Grace Goedhart, and approved by the meeting.

7. Financials – Albert De Bondt

- The CRA is a non-profit organisation, money needs to be spent wisely and not actually try and make a profit. Looking at 2023 to 2024, we've got a slight increase in total revenue.
- Interesting interplay there between membership fees and donations. Membership fees include regular contributing members, which you can identify on Payfast, and other channels, and donations are once off deposits or amounts outside of the R100 or R50 a month personal contribution. What's positive is that there has been a growth in membership fees and a decline in donations. So, it means that we're keeping and growing our membership base.
- Interest, earned on a money market account, holding our surplus, and the insurance commissions are pretty much static.
- Expenses we have gone from about R500k in 2023 to R364k in 2024.
    - We no longer pay for an administrator, so this accounts for part of the decrease.
    - The picture however is different for the first half of this year. We have a few more contributors towards the Bubele Africa cost but this has been offset by an increase in the team from 6 to 10 team members.
    - We are leveraging more from what we're getting from the City of Johannesburg and have started to become better at holding the city accountable to spend the taxpayers' money rather than asking our members to cover the expenses. As a result, we haven't increased membership fees in two years. It's still equivalent to 3 cups of coffee a month, and if we look at that in comparison to some of our other neighbouring RAs, it's still very good value for money.
    - We will be getting a part time accountant to tie down our financials and to change away the report, so that we can really drill down and improve our reporting. This year we have been spending a lot more on projects due to last year's surplus.
- So why are we spending less? The CRA has joined a lot of groups in the city, for example with fellow parks chairs including Parktown West, Parktown North, Parkhurst, Melville, Dunkeld West and with Victory Park. And a lot of those people have the same mindset as we do, doing the same things, and we're seeing that we were duplicating efforts. These efforts have been consolidated. These efforts feed into JoburgCAN (Johannesburg Community Action Network – part of OUTA). We have joined the Water Crisis Group run by the World Bank who intend to to put money into Joburg to fix Joburg Water. Water issues are top of mind as it's the reason our roads have been problematic. One of the other Parks Chair is on the bomb squad so this engagement at a chair's level has seen action over the last three to four weeks. We're also seeing that because of these relationships and how we deal with the city and those key partnerships, the city listens to us, but we also need residents to log the calls.
- We have set up an infrastructure email address and will start refining those processes. When residents report and log things, we can aggregate that data, we can engage with the appropriate forums.
- To summarise, we're strengthening collaborations and reducing duplication. It's driving the synergy across the communities adjacent to us.

8. Environment – Albert De Bondt

- The environment portfolio, led by Caron Askew, has focused on partnerships with other organizations including Jozi Trails and Bubele Africa.
    - Bubele Africa's team of 10 has been highly effective in river and park cleanups, supported by the individuals and the CRA annual contribution of approximately R300k. You will see the Bubele team in their new blue and orange uniforms.
    - The city's budget for parks is estimated to be between R3 million and R10 million, highlighting the efficiency of the association's spending. We have invited the director of CRUM (Community Relations and Urban Management) to come and see what a 20th of their budget can do.
    - City Parks do need to be credited for the work that they do, clearing the plant debris and grass cutting.
- Collaboration with Friends of the Delta and other groups helps prevent duplication of cleanup efforts in shared parks.
- Water quality monitoring is ongoing, with data being sent to WaterCAN and used to lobby the city for improvements, especially after the discontinuation of official blue and green drop reports.
- Recent environmental highlights include the presence of long-crested eagles in Delta Park and improved water quality in the dam within the bird sanctuary.
- Future projects include World Cleanup Day, tree replacement on Jan Smuts after the damage from the truck and exploring the installation of a litter trap to address river pollution.

9. Infrastructure – Albert De Bondt

- The Blue Bridge: Our view is that the city must pay for it. The city has all sorts of excuses from it's not on the asset register and they don't have the skills. The CRA has formed a sub committee headed by Rob Rogan, a resident, and a technical and commercially feasible solution is being worked on. There are talks with the city and councillors Martin Williams and Tim Truluck are also involved. The bridge is a concern for us. It's not safe but some temporary bridges across the waterways have been built which are pretty effective. This is still a very important part of what we're looking at in this coming year, and we really hope that it's going to be a solution.
- Last year we identified all the power boxes, MSS and TSS (mini substations and transformer substations). We cleaned up all of them with Bubele Africa clearing approximately five bakkie loads worth of rubbish and rubble at each substation which makes them less likely to become places of shelter and reduces break ins due to visibility. Our next project is the fencing around these substations.
- Regarding the roads, we can't take credit for all the potholes that have been fixed in the last year. There was a period, September to October last year, where suddenly JRA got really stuck in. Thanks again, Mike Tiger for your assistance in this portfolio.
- The basketball court at Delta Park got refurbished. The retaining walls were fixed, and the court was resurfaced.
- The weeds on the pavements have been removed my Bubele Africa which has improved our curb side appeal.
- Hugh Wyndham Park has a lovely path and jungle gym area that has been maintained. There are some service providers that also ensure the park is looking good.

10. Town Planning – Albert De Bondt

- Town planning is a very important portfolio preventing unauthorised commercialisation, overdevelopment and incorrect zoning for example, preventing nightclubs in the middle of the residential

areas. Developments need to take place in a sustainable fashion, and the integrity of the suburb needs to be maintained.

- The CRA has developed a process to make residents aware and encourage them to engage in an objection.
- Leverage with the other RA's has been created and Julia Fish from JoburgCAN is also very effective with those processes.
- We also run with Heritage Approvals for any alterations to building over 60 years.
- The membership fees cover consulting fees of a Town Planner, and we engage with lawyers where necessary. We would like to make use of community members with the necessary skills. If anyone is able to assist in this portfolio, please do approach the committee.

11. MyHood – Samantha Herman

- These are community events to try and help bring the community together, get residents to participate and get the kids involved. Halloween, the Easter hunt, Santa on Hamilton event are a few annual events held and organized by Waaihida Tolbert-Mbatha and Joss Du Trevrou.
- If any of you have any ideas of My Hood events that you'd like us to look at, please get in touch with us and we can certainly get something going eg. wine tasting.
- The Tea and Talk's are held monthly at the Wesleyan Church on Norfolk Avenue. Bruce Sparks and Paulette Malcolm organize the events. It's a free event, really fun and we encourage people to come along.

12. Membership – Samantha Herman

Membership enables us to keep financing what we are doing. It's R100 for individuals, R50 for pensioners or complex residents and R150 for businesses. We are very grateful that there are some members who choose to give us a slightly higher donation amount

13. Voting – Samantha Herman

Changes to the CRA Constitution include:

- Amendment to the member contributions to allow for a monthly debit order and not just annual payments
- Committee member term allowing for 2 times annual extension for the chair, vice chair, treasurer and the secretary in addition to the 3-year term.
- CRA boundary extension to include Oerder Park.

14. CAP – Mike Sears (Guest Speaker 1)

- Mike heads up a division called CAP360.
- Since 2018 CAP has had a partnership with the CRA community, as your official provider of public space security as well as armed response. This current contract extends to 2026.
- CAP is not just a security company; we are a public benefit organization that was founded to fight crime violent crime in our community. The committee has sight of all of our activities, how much mileage we've

done in a month, what arrests we've made, what incidents there's been, what failures we've had in service and what interactions we've had with the community.

- We have three dedicated vehicles doing about 6,500 to 7,000 kilometers a month. 2 two-man tactical team, and then you have a single-man vehicle as well, which just gives more presence and coverage.
- We have roughly 58 cameras, 30-odd of them being cameras that have some kind of an analytic capability. The camera's telling us information about a person being in a space for too long or at the wrong time or delaying over a period or tailgating in some instances, or it's reading a number plate, and it's matching that number plate against the databases.
- CAP believes in a layered security approach. The concentric circle theory comes from medieval times when people used to build castles, realizing the more barriers they can put between you and the bad guys, the better. Security in your home, the community initiative then initiatives that run in all areas. The more collaboration there is in the area, the less crime there is.
- Over this last year, we've arrested about 300 suspects, taking them off the Joburg streets. We've taken 70 illegal or unlicensed firearms off the streets. We've recovered about 300 vehicles, and debriefed 3,000 incidents. 200-plus cases have been put on the roll. Recent follow-ups in your area, resulted in successfully arresting a whole crew involved in follow-homes, one of the robberies within your area.
- Reporting in the slides splits out suburb crime from the crime experienced along Jan Smuts. Jan Smuts crime targets people in peak hours when there is a car in front and behind you. They can visibly see some kind of value in the vehicle, in other words a laptop or some other kind of a device, or the person is on their mobile phone or engaged in a conversation. So, it's very much opportunistic based crime. Best to leave a bit of space between your vehicle and the one in front of you, be aware, stay in the present moment and hide valuables.
- We've probably got the largest intelligence network in South Africa. We have a very strong relationship with crime intelligence, and we've got a massive human network of intelligence.
- There is a golden rule, two or more unknown men on foot or in a vehicle, give us a call. If you feel uneasy, call it in.

15. JoburgCAN – Julia Fish (Guest Speaker 2)

- JoburgCAN is a coalition of residence associations in Johannesburg, formed to address systemic issues in the city's governance and service delivery.
    - The organization originated from OUTA (Organisation Undoing Tax Abuse), which led the campaign against e-tolls, a process that lasted 11 years.
    - Most OUTA supporters and staff are based in Johannesburg, giving them direct insight into the city's challenges as they have seen the decay in the managing the city over the last 10 years.
    - Joburg CAN's approach is to support and augment the work of local residence associations, avoiding duplication and leveraging grassroots efforts.
- JoburgCAN's work is organized around three pillars: policy, oversight, and partnerships.
    - The organization participates in policy reviews, such as credit control and debt collection bylaw and the allocation of free basic services funding.
    - Ongoing engagement with the city includes input on Spatial Planning and Land-Use Management Act (SPLUMA) and Integrated Development Plans (IDPs).
- JoburgCAN has established direct communication channels with city officials to address illegal disconnections and service issues.
    - Residence associations can report issues, which are then escalated to city leadership through weekly meetings.
    - This process has led to increased resolution of reported issues, such as potholes and infrastructure reinstatements.

- The city's revenue comes primarily from rates, taxes, service fees, loans, and grants.
    - Revenue from services is intended to be cost-reflective, but all funds are pooled into a consolidated account, leading to inefficiency.
    - Grants from National Treasury, such as those for free basic services, are not always allocated as intended.
- Chronic underfunding and misallocation of funds have led to operational challenges.
    - For example, Joburg Water spends R600 million annually on providing 6 kiloliters of water per household, plus another R600 million on township infrastructure, out of a R2 billion operations budget.
    - The city's "sweeping arrangements" withdraw and redistribute funds from entities' accounts, causing delays in payments to contractors and project implementation.
- Water and electricity infrastructure face significant issues:
    - Johannesburg is not located near a major water source, relying on projects like the Lesotho Highlands Water Project for future supply (targeted for 2030).
    - The city has experienced threats of electricity disconnection from Eskom due to unpaid debts by City Power; a repayment plan over three years has been negotiated.
- The introduction of a prepaid electricity levy and additional recycling charges has been contentious, though some charges have been removed.
- The city's billing system is undergoing reform, with entities like City Power and Joburg Water taking over their own billing.
    - Early results show some improvement in billing accuracy and dispute resolution, but the transition may cause short-term disruptions.
- The General Valuation Roll (GVR) process, which reassesses property values every five years, has led to disputes and increased rates for many residents.
    - The last GVR was in 2023, and the objections process is ongoing, with unresolved appeals dating back to 2018.
    - JoburgCAN is supporting multi-party appeals to address systemic issues in the property rating process, including high-profile cases like the Rand Club.
- Questions were raised about the accountability of revenue collection and expenditure for city utilities like Joburg Water and City Power.
    - Currently, collections remain with the City of Joburg, contrary to Treasury recommendations, but there is ongoing advocacy to change this.
    - Entities are increasingly taking responsibility for service issues, with new reporting structures improving accountability.
    - Individuals who issue disconnection notices can now be held personally liable for improper actions, enhancing resident protection.
- Two budget mechanisms exist: operating budgets for day-to-day maintenance and capital budgets for large infrastructure projects, with entities now able to seek external funding for capital needs.

16. Markus Borner closing comments

- Markus announced that he was stepping down after 5 years serving as Chair. Markus commended the current committee on the work being done and firmly believes that he leaves it in a strong position.
- Thanks were given to the community for supporting the committee and encouraged residents to get involved.

17. Thank you and Close – Samantha thanked everyone for attending and for their participation. There were snacks and drinks! AGM closed at 1910 hours.

ATTACHMENTS

AGM – Attendance:

CRA Committee Members:

Markus Borner, Albert De Bondt, Samantha Herman, Caron Askew, Fran Swart, Paulette Malcolm.

Other Attendees:

Martin Williams, Alison Williams, Mags Lewis, Selina Hughes, Heather Walter, Craig Bezuidenhout, Mike Sears, Julia Fish, Cobus du Plessis, Yana du Plessis, Nelis Swart, Sanjay Bhikha, John Kempe, Michael Elliott, Kate Elliott, Robyn Christie, Mike Colley, Cathy Colley, Mike Hardisty, Marlene Hardisty, Carminha De Oliveira, Rochelle Keene, Pat Saffy, Paul Mull, Brenda Wainwright, Ann Antrobus, Chris Antrobus, Angela Meneses, Terry Hugo, Wayne MacFarlane, Charmian MacFarlane, Elna Schultz, Anne van der Colff, Alison Campbell, Gary Campbell, Sheena Pizarro, John Herman, Peter Le Roux, Bruce Pantland, Peter Le Motte, Andrew Petrie, Tebogo Koena, Kees Goedhart, Clare Cock, Nick Hall, Diane Hall, Neo Matloga, Oliver Wills, Mike Tiger, Drummond Hepburn, Chris Primos, Mike Askew, Paul Miller (Chair of Rivonia Residents Association)

58 filled in the attendance register.

AGM – Apologies received:

Linda Lewies, Karien Lotter-Dogru, Bruce Sparks, Rob Rogan, Anthea Rogan

END.