



CRA AGM 2026 Minutes

CraigPark Residents' Association (CRA)
Non-profit organisation 049-767-NPO

Thursday 10 September 2026 held at Delta Café, Craighall Park
Starting time 18:05, meeting closed at 19:40

Chairperson A. de Bondt

Draft for adoption. The meeting received the annual report for 1 January to 31 December 2025 and updates on activities through September 2026.

These minutes should be read together with the CRA AGM 2026 presentation (provided separately at a publicly accessible link), which provides the detailed annual report, financial summaries and illustrated updates on the Association's activities. The presentation is available for members and residents who could not attend. These minutes record the meeting's proceedings and decisions.

1. WELCOME AND OPENING FORMALITIES

A. de Bondt welcomed members, residents, representatives of neighbouring residents' associations and community partners. He thanked D. Basch for hosting the meeting at Delta Café. Councillor R. van Onselen and representatives of Greenside and Parkview were welcomed.

The Chair confirmed that notice of the AGM had been circulated, including through the WhatsApp groups. He advised that the presentation and minutes would be made available on the CRA website after the meeting.

2. ATTENDANCE AND QUORUM

The Chair confirmed that the quorum of 30 members required by clause 9.13 of the Constitution was present and declared the meeting quorate.

Attendance was recorded electronically. The final register contains 70 distinct registrations, after removal of one duplicate. Attendees are listed in Annexure A; this includes members and guests.



3. APOLOGIES

Apologies were received from B. Williams, A. Meneses and J. Arthur.

4. PREVIOUS MINUTES

The minutes of the AGM held on 29 July 2025 were proposed, seconded and adopted.
Proposer: K. Elliot Seconded: J. Herman.

5. REMEMBRANCE

The meeting observed a moment of silence in memory of M. Williams, the former Ward 90 councillor, and R. Hawkins, a former CRA committee member and Vice Chairperson. Their service to the community was acknowledged.

6. CHAIRPERSON'S REPORT AND GOVERNANCE

The Chair described the CRA's purpose as protecting the neighbourhood, representing residents and supporting practical improvements. He emphasised consistent maintenance and early attention to neglected spaces, using damaged fences and accumulated rubbish as examples of how small problems can develop into wider safety and service concerns.

The work since the leadership transition in August 2025 had built on the previous committee's foundations, particularly the aim of professionalising the CRA. Improvements included service agreements with providers, professional planning and heritage advice, shared electronic records, clearer website guidance and financial administration.

A buddy system had replaced sole responsibility under individual portfolio heads. Committee members could share work and rotate responsibilities, supporting continuity, accountability and participation by volunteers.

The Chair reported on the CRA's privacy framework, Information Officer registration, internal policies and PAIA documentation. Service agreements and CRA-controlled records were intended to improve the handling of residents' information and future handovers.



7. COMMITTEE CONFIRMATION

The Chair introduced the serving committee and invited objections to its continuation. None were raised. The Chair confirmed that the committee had been endorsed and the co-opted appointments ratified. The committee and roles presented to the meeting were as follows.

Committee member	Role presented
A. de Bondt	Chairperson
S. Herman	Vice Chairperson
C. Askew	Treasurer
M. Tiger	Secretary — co-opted
F. Swart	Committee member
B. Sparks	Committee member
M. Elliott	Committee member — co-opted

The CRA thanked P. Malcolm for her longstanding service, particularly to senior residents, and acknowledged the contributions of K. Lotter-Dogru and K. Applewhite following their resignations or departure from the committee.

8. REPLACEMENT CONSTITUTION AND PUBLIC BENEFIT STATUS

The Chair explained the circulated replacement Constitution and the summary of material changes. Members had been given an opportunity to review and comment; he reported that no comments had been received. The revision addressed membership and voting, committee arrangements, electronic records and meetings, financial safeguards and public-benefit governance.

The replacement Constitution circulated to members was put to a show-of-hands vote as a special resolution. The Chair confirmed that the required two-thirds majority under clause 16.2 had been achieved and the replacement Constitution was adopted.

The intended next steps were to update the relevant records and pursue public benefit organisation recognition and separate section 18A approval, with qualifying donation receipts to follow only after the necessary approval.



9. TREASURER'S REPORT

C. Askew presented the financial results for 2025 and the current position. The independently reviewed financial statements were available on the CRA website. The reported results were as follows.

Rand	2025	2024 restated
Total income	567,632	591,349
Membership fees	387,530	364,540
Donations	55,322	101,795
Interest income	86,239	96,871
Momentum commission	31,041	28,143
Heritage application fees	7,500	—
Total expenses	615,345	362,728
Surplus or (deficit)	(47,713)	228,621
Cash at year end	1,229,927	1,277,640

The 2024 comparative figures had been restated for reclassification between membership fees and donations and the timing of PayFast receipts. The Treasurer explained that the 2025 deficit reflected increased delivery following the previous year's surplus, with reserves remaining available for community work.

Spending increased by approximately 70%. The main costs included environmental work, gardeners and Jozi Trails, park security, infrastructure and town-planning advice. The larger Bubele Africa team, waste removal, gardener retrenchment packages and partner contributions affected expenditure. A fee for heritage applications had been introduced in 2025 to support professional review.

10. ADMINISTRATION AND 2026 POSITION

Five years of tax returns had been completed. SAGE had been reconciled to the financial statements and bank accounts, enabling monthly reporting to the committee, and complex billing had been automated.



For January to August 2026, membership fees and donations totalled R434,275, approximately 2% below the full-year 2025 total of R442,852. The reported surplus was R11,056. Paid marketing and improved payment administration were contributing to stronger receipts.

R1 million had been moved from the money market account to the Coronation Strategic Income Fund. Insurance reimbursement had also been recovered in respect of the replacement of trees damaged by a truck on Jan Smuts Avenue.

The Chair thanked the Treasurer for the substantial work involved in bringing the accounts and tax administration up to date.

11. SECURITY AND PUBLIC SAFETY

The Chair reported on monthly CRA–CAP meetings, information sharing and follow-up on local crime patterns. Residents were encouraged to consider public-space security contributions as well as their household response arrangements and to use the appropriate reporting channels.

CAP's area commander S. Kaplan reported that contact crime in the CRACAP area had fallen by almost 50% for January to August 2026 compared with the same period in 2025. Public-space robberies, particularly along Jan Smuts Avenue, had also decreased. CAP attributed progress to coordinated operations and partnerships with residents, SAPS, the CPF and other security stakeholders.

Property-related incidents remained a concern, commonly occurring at night. Residents were encouraged to maintain alarms, external beams, electric fencing and other security measures. Delta Park and the spruit corridor remained areas of operational attention. Members with further security questions were invited to contact CAP directly.

The working relationship with Parkview Community Policing Forum had been re-established. Joint operations and cooperation with SAPS, JMPD and City structures were acknowledged. The CRA's role was to report, coordinate and follow up; enforcement remained with the relevant authorities.

The Chair reported that a security gate costing approximately R40,000 had been installed at the Scout Hall access on Buckingham Avenue. Further access arrangements were being considered with CAP. Fence repairs and substation clean-ups were also cited as practical safety improvements.



12. ENVIRONMENT AND FRIENDS OF DELTA

The Chair introduced the integration of Friends of Delta under the CRA umbrella, providing shared administration, service agreements and financial accountability while retaining designated contributions and expenditure for the park.

M. Elliott outlined work since October 2023, beginning with repairs to the Florence Bloom Bird Sanctuary fence and gates. Sustained clearing, waste removal, daily security presence and reporting had improved visibility and reduced problem areas. Remaining priorities included the JPC houses in Victory Park, concerns at Pitcairn car park and Rattray Weir, with follow-up through the responsible authorities.

The presentation illustrated the extent of waste removed, including suspected stolen items and discarded household materials. Residents were asked to consider where discarded goods and recycling ultimately went and to report emerging problems early. Persistent reporting had also secured repairs to an unsafe City Power substation near Victory Park.

Bubele Africa's team had grown to 13. Its work in the area covered three days each week: two funded by Lombard Insurance for the spruit and one funded by the CRA for parks, traffic islands and other green spaces. Additional sponsorship was sought. Delta Café's support for team meals was acknowledged.

Recent projects included Lion Lane at the top of Beaufort Avenue and clearing at Rutland Rocks, alongside ongoing work in Hugh Wyndham Park, Delta Park and on main routes. Friends of Delta sought additional contributions from R50 per month, volunteers and business support. The work of Delta Park Users Group and Jozi Trails was also acknowledged.

Potential future projects included a litter trap with UJ PEETS, subject to the required water-use authorisation; winter firebreaks; possible basic firefighting equipment; painting and securing infrastructure; and further engagement over the JPC houses. These possibilities remained under consideration.

13. INFRASTRUCTURE AND CITY ENGAGEMENT

The Chair reported on power, water, sewage and road concerns. Residents were asked to log faults with the responsible City entity, retain reference numbers and evidence, and share recurring or unresolved issues so the CRA could consolidate and escalate them.



In response to a question about the correct reporting platform, the meeting was directed to the guidance on the CRA website and relevant WhatsApp group descriptions. The committee offered to assist residents in identifying the appropriate channel.

The CRA's engagement with senior City officials and other residents' associations complemented the ward councillor's work. Councillor R. van Onselen was thanked for her cooperation. Persistent reporting and joint pressure had produced results, although delays and inconsistent follow-through continued.

14. TOWN PLANNING AND HERITAGE

The Chair outlined the process for identifying advertised applications, obtaining documents, commissioning professional review, publishing information and enabling individual resident submissions. The CRA sought to protect neighbourhood character and test proposed development against local conditions and infrastructure capacity.

The proposal at Erf 207 Dunkeld West, was described as eight storeys and approximately 800 units. Almost 400 objections had been facilitated. The Chair thanked participating residents and stressed the importance of individual, relevant submissions. The Erf 720 Craighall Park applications and concerns relating to previous problematic developments were also discussed as examples of the need for early awareness and scrutiny.

The presentation set out other continuing objections, appeals and representations, including Erf 203 Dunkeld West. The CRA had shared its town-planning process with JoburgCAN affiliates. Professional planning advice from S. Baylis / VBH supported this work.

The Chair described the CRA's heritage review process, including completeness checks and professional assessment before comment. S. Treherne was thanked for her heritage advice. Residents were reminded that older buildings could require heritage approval before alteration or demolition.

15. PUBLIC POLICY AND PARTNERSHIPS

The CRA had contributed to public-policy processes affecting land use, public spaces, liquor regulation, CCTV, municipal budgets and tariffs, electricity interruptions and security-sector regulation. The Chair emphasised detailed submissions informed by residents' practical experience.



Regular engagement with JoburgCAN, neighbouring associations and Working for an Alcohol-Safer South Africa helped share expertise, reduce duplicated effort and identify routes for escalation. The support of City partners, professional advisers and local media was acknowledged. Residents were encouraged to participate in civic processes; the CRA's non-partisan position was affirmed.

16. COMMUNICATION AND COMMUNITY ACTIVITIES

WhatsApp, newsletters and the website remained the main communication channels. The Chair encouraged stronger neighbour-to-neighbour relationships and thanked those sharing information and supporting local events.

Easter, Halloween and Christmas activities were acknowledged, together with the volunteers and local hosts who supported them. B. Sparks was thanked for facilitating Tea & Talk, providing speakers and opportunities for connection, particularly for senior residents.

17. MEMBERSHIP AND PARTICIPATION

The Chair reported improved contributions following the move from PayFast to Paystack and direct follow-up with members. S. Herman was thanked for helping residents join, renew and resolve stalled payments.

Platform measure	August 2025	August 2026
Unique paying contributors	218	336
Gross monthly receipts	R26,550	R38,550
Gross January to August receipts	R218,825	R311,000

Unique monthly contributors had increased by 54%, and August gross receipts by 45%. These figures covered PayFast and Paystack receipts and did not represent the full membership register. In August 2026, 158 contributors paid through Paystack. Both platforms remained active during the transition.

Despite this growth, the Chair considered participation too low relative to approximately 3,000 households in the area. He expressed an ambition to reach 500 contributors in the following year and asked members to encourage a neighbour to join. More active recruitment was planned over the coming months.



Residents were invited to volunteer time and skills and to champion practical projects. Lion Lane, led by L. Rivers with local support, illustrated how CRA seed funding, labour and coordination could support resident initiative. Regular contributions and wider participation would increase the CRA's capacity to deliver.

18. CLOSING

The Chair thanked members, the committee, community partners and the venue host for their support. Attendees were invited to continue informal discussions after the meeting. The meeting then closed at 19:40.

Confirmed as a correct record:

Chairperson: A.de Bondt



ANNEXURE A: ATTENDANCE

This annexure lists members and guests; inclusion does not establish membership or voting entitlement. Under the Constitution applicable at the opening of the AGM, clause 3.8 requires a membership register, clause 3.9 governs voting entitlements and clause 9.13 requires a quorum of 30 members. The Chair's confirmation of quorum is recorded in section 1.1.

The detailed attendance register is retained separately in the CRA's internal records. Addresses, contact details, payment information and individual membership declarations are omitted to limit disclosure of personal information. Voting eligibility is to be checked against the membership records.

Members and guests recorded in the attendance register are listed below by initials and surname. The duplicate K. Elliott entry has been consolidated. The register records 70 distinct registrations, including one entry whose surname remains to be confirmed.

Attendees A to F	Attendees F to M	Attendees M to W
J. Abelheim	A. Fischer	M. Miltiadou
J. Ancer	S. Fischer	M. Moore
J. Anders	J. Fish	B. Nicholas
C. Antrobus	M. Hardisty	R. Pizarro
C. Askew	R. Hasanen	S. Pizarro
R. Badenhorst	D. Hepburn	A. Poorter
D. Basch	J. Herman	K. Ramsurjoo
J.-C. Bouche	S. Herman	L. Rivers
C. Cock	A. House	P. Saffy
A. de Bondt	T. House	L. Scott
S. Deerans	P. Jooste	G. Skeen
L. Delmont	P. Kedzierski	J. Skeen
M. Dewing	J. Kogel	G. Spargo
C. du Plessis	L. Kogel	B. Sparks
L. du Plessis	L. Kwint	M. Staniforth
J. du Trevou	D. le Mottée	F. Swart
V. Dushmanitch	W. Leppard	M. Tiger
P. Ellenberger	T. Li Green	S. Treherne



Attendees A to F	Attendees F to M	Attendees M to W
K. Elliott	S. Makan	R. van Onselen
M. Elliott	G. Makhanya	M. Velosa
C. L. Farina	R. Malcolm	B. Wainwright
I. Farina	T.-L. Malcolm	G. Walker
P. Farina	A. Matlhare	B. Woodhams

Also present: S. Kaplan, CAP area commander, who delivered the security update.