

Minutes: RERA EXCO.



Date: 2 September, 2023.

10H30.

Venue: 295 Porter drive, Rooiels.

Present:

Piet van Rensburg
Achim Halpaap (online)
Lesley Lundie
Tom Baigrie (online)
Ralph Pina

Apologies:

1. Minutes of previous meeting

- The minutes of the EXCO meeting of 26 June 2023 were accepted and published on the Rooiels website.

2. Exco admin matters

- Tom will take over the functions of Eldie concerning the preparation of communications dealing with Overstrand matters.
- Achim will take over the function of Eldie as the Secretary of RERA Exco and step in as acting RERA Exco chair during the absence of Piet from 5 to 31 October 2023.

3. Second Open RERA Meeting

- The Second Open RERA and Ward Feedback Meeting in 2023 is confirmed to take place on 4 November 2023 in Pringle Bay Community Hall.
- The Open Meeting will comprise two sessions. A general session from 10:30 am – 12.30 pm will be followed by a workshop on RERA constitutional reform from 1:30 pm -3:30 pm. An informal lunch is served in between the two sessions.
- Agenda items for the morning session include:
 - Reporting back on RERA activities since the last Open Meeting on 1 April
 - OM planning and policy issues
 - Update on community maintenance activities
 - Updates on RESEP
 - Update on work of REC, RESA, RE Boat Club, and Outreach
 - Ward 10 Matters
- The preparation of the meeting and moderation will be shared by all Exco members.

4. AGM date

- The AGM will take place on 23 December in the morning. The date and specific timing will be published in the next newsletter.
- The REC AGM will take place in the early afternoon (Ralph to confirm).
- A light lunch is served in between the two AGMs (which have distinct participants).

5. Constitution amendment

- Two alternative draft RERA Constitutions are currently on the website, one prepared in 2021 and one in 2022.
- Before considering and undertaking further work, the 2023 RERA Exco plans to engage with members and ratepayers. This includes a workshop on 4 November 2023 back to back to the Open RERA meeting and a short survey in October 2023 in advance of the workshop.
- The 2023 RERA Exco considers that RERA membership should be open to all ratepayers, thereby making RERA more inclusive and representative. This would mean that the annual membership fee (which currently triggers membership) is replaced by voluntary contributions.
- In order to include all ratepayers in the process to amend the Constitution, as a first step, RERA Exco will propose a vote at the AGM in December 2023 to make a change in the constitution to make all ratepayers members and change the membership fee to voluntary.
- The current RERA constitutions indicates that alterations to the Constitution may be made by two third of the members present at the Annual General Meeting or General Meeting of the Association. Three questions were raised on which legal advice may be needed specially related to the vote on changing the constitution:
 - Does being “present” (according to the RERA constitution) at the AGM include virtual participation/voting?
 - Can members vote by designating a proxy, or do they have to be present?
 - If the vote is taking place as the first agenda item of the AGM and the motion is accepted, can all present ratepayers participate as members in sub-sequent sessions of the AGM?
- Achim will follow-up with Frank and Estelle Raymond to obtain his advice on these questions and prepare 4-5 questions for a survey, for review of Exco.

6. Overstrand Municipal Matters

- Erf 311: Exco had decided and informed the community not to proceed with any further action.
- Distillery: Exco had decided and informed the community that it will not join a court case.
- Erf 338: Following consultation with RERA members and residents, Exco decided not to ask for remedial demolition of the illegal structures. RERA conveyed to OM the views expressed by some members and residents that a fine should be set high (subject to applicable legal precedent) in order to deter others from building illegal structures, merely accepting that they would be fined in the future.
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- Erf 134: Exco decided to raise concerns and objections based on written responses received from the community following an invitation to send comments. Tom will draft a

letter. Firewise/("plot clearing") policy: No official policy change has been published. Piet will follow-up at Ward 10 meeting on 13 September.

- Infrastructure budget: RERAs is enquiring about infrastructure budget allocations to RE. Piet will follow-up
- Storm water drainage: Piet discussed with Denovan van Rhodie. Follow-up needed that the R30 000 for storm water drainage which was unspent from the previous year is carried forward. Piet will follow-up

7. Ward 10 Matters

- Previous minutes will be revised in 5 September meeting.
- Next Ward 10 meeting on 13 September. .
- Ward Feedback will be part of the November Open Meeting

8. Community engagement in OM matters

- Piet has received input on the draft document "Proposed RERA procedure to handle notices from OM and potential cases on non-compliance with title deed conditions"
- Achim will review the proposed modifications and share an updated version with Exco in track change for written input and Exco approval.
- The revised document will be introduced at the Open RERA Meeting on 4 November for discussion. A final version will be tabled for decision at the December 2023 AGM.
- The final document seeks to ensure that future RERA ExcOs follow a predictable participatory process to engage the RE community in OM related matters.

9. Community maintenance

- Community work continued in July and August with support of Tania, Ruben, Moses and Thomas and generous donations made by several Rooielsers.
- Achim provides overall coordination. Tania, Ralph and Ivan have provided guidance to local workers/gardeners.
- A List of priorities is being compiled and all Exco members have been encouraged to provide input.
- Kay suggested to hire Ali to remove deadwood at the entrance of Rooiels. Achim will prepare a cost estimate.
- A suggestion was made that the initiative purchases its equipment. Achim will prepare a cost estimate.
- Given the workload, more donation and volunteers are needed. A call for support be included in the next newsletters.
- Piet indicated that his outside cellar could be made available to store the equipment. He also volunteered two days per month of his local gardener. Achim will follow-up on this.

10. Newsletters

- Thank you to Ralph, Tom, Achim and Exco team for the last newsletter.
- The Rooiels Newsletter will be published quarterly by the 15th of the first month of each quarter. It will be complemented by RERA MailChimp communications, as appropriate.
- Tom will prepare timelines for inputs to prepare the Newsletter and contact RESA, RE Outreach, the Boat Club for input.

11. Holiday programme:
 - Piet will contact Kay and other past volunteers to explore activities.
 - Achim will draft a para for the Newsletter.

12. Mailchimp and document database
 - RERA will fund a multiple user Mailchimp license.
 - Ralph will train Piet, Tom and Achim.

13. Communication strategy:
 - The current draft provides a good reference document. No action taken at this stage.

14. Telephone poles removal
 - Lesley will follow-up. Article to be included in next newsletter.

15. Bins
 - RERA is responsible to engage with OM.
 - Keep Bins in TOR for maintenance.
 - Piet will ask Gavin if he is willing to coordinate.

16. Street names and signage
 - Faulty names need to be changed. Article to be included in Newsletter to encourage Rooielsers to provide input.
 - RERA has asked Theresa Els for bigger signs at the entrance.

17. Other infrastructure matters
 - REC will follow-up on chain ladder, Dune rehabilitation board, and Tourist visitors information board.

18. The Breeze
 - Ralph, Lesley and Eldie are working with Willie on the material for the 20th anniversary of REC.
 - Funding is required. Piet follow-up with Boat Club and RESA.

19. RERA Finances
 - The monthly statements were circulated and there were no comments recorded.

20. Honorary RERA memberships
 - Several Rooielsers have made significant and long-standing contributions to the community and to RERA, which could be nominated for honorary RERA membership
 - Criteria and process to be developed.

21. Next RERA Exco Meeting
 - Friday, 20 October 2022, 10:30 am (tbc)
 - Possible virtual interim meeting in the meantime.