



Minutes of the RERA Exco January Meeting

Held at 295 Porter Drive on 19 February 2024

Attendees: Achim Halpaap- Chair, Piet van Rensburg Vice-Chair, Lesley Lundie – Treasurer, Tom Baigrie - Secretary, Nigel Burls – co-opted member, Christoph Weichsler – co-opted member, Ralph Pina representing REC. Apologies from Andre Roothman.

1 Opening remarks

- The chair welcomed Nigel Burls and Christoph Weichsler as new coopted members of RERA Exco and thanked Lesley Lundi for hosting the meeting.
- The meeting being quorate, the agenda was approved.

2 Approval of January's meeting minutes and review of action points

The minutes of the January 19 Exco were approved. They have been placed on the Rooiels Weebly website. Action points featured in these minutes are addressed under the respective agenda items below.

3 Appointments and portfolio responsibilities

Exco discussed and confirmed some recent developments and appointments to strengthen Exco. Annex 1 provides an overview of elected Exco members, portfolios and coopted Exco members.

Action: Achim to ask Kay to reflect the developments and appointments on our website

Ward 10 representation

Piet will continue to serve as Ward representative, with Anuta serving as a back-up. Exco noted and welcomed the availability of Anuta to serve as Ward representative beyond 30 March.

OM CPF meeting attendance and reporting

Frank Raymond will continue to participate in the Kleinmond Community Police Forum (CPF) and report back, as appropriate.

JOCOM meeting attendance and reporting

We still seek a volunteer to represent RERA/Rooiels in the Kleinmond SAPS' Joint Communication Committee Meeting (JOCOM).

Action: Achim will raise this issue with RESA to explore who should be attending and how resources could be shared.

Land Use and Infrastructure

Nigel Burls has been appointed as a co-opted member to cover the two portfolios on Land Use and Infrastructure. The infrastructure portfolio will focus on strategic interactions with OM.

Communications

All will help with communication. Tom will assist in drafting communications, and all are invited to contribute. Achim will edit and publish via Mailchimp and on Rooiels WhatsApp groups, when appropriate. Also covered below.

Community maintenance

Until a new volunteer is identified to help coordinate this work in accordance with the TOR, Achim will continue coordination. Volunteers are also sought to assist with specific work areas.

Achim presented a slightly edited TOR which features work areas upfront and places the coordination roles in an Annex. Exco approved these modifications.

Ex officio membership in RERA Exco

John Biesmann-Simons, Chair of the Rooiels Boat Club, had contacted the RERA Chair and expressed an interest, on behalf of its members, to strengthen interaction with RERA. He requested, if the Chair of REBC could become a non-voting Ex officio member of RERA Exco, as it the case for the RE Conservancy.

Given the desire of Exco to make RERA inclusive, Exco welcomed and approved the suggestion. Exco also agreed to extend a similar invitation to the Chairs of RESA and Rooiels Outreach to participate in Exco as ex officio members.

Action: Achim to speak to RESA and Outreach to convey the invitation.

4 Reconvened 2023 AGM 2023.2

Date and Time

The meeting is confirmed for 1030 on 30.3.2024. Achim booked the Pringle Bay Community Hall.

Candidates for Exco Election

While we were confident of 6 nominations for Exco election, we continue to seek candidates and help identify possible co-opted members for consideration of the future Exco.

In order to enable RERA members who have paid their membership fee in 2024 to stand for election, the “three months clause” in the Constitution would need to be changed. Legal opinion indicated that this would be possible.

At the reconvened AGM on March 30 a vote could take place (a two thirds majority is needed) to change the 3-month clause to e.g. to two weeks. This would give time to prepare an updated list of paid-up members and allow all members who paid in 2024 before the new deadline to stand for Exco election.

RERA Membership

Lesley noted that in 2023 91 ratepayers had paid subs to RERA and were thus members. So far, an impressive 60 erf owners had already paid their 2024 membership fee. For ease of reference the decisions taken at the 19 December meeting of Exco concerning membership relevant for Exco election are included as Annex 2.

Action:

- Tom will draft a brief reminder to pay 2024 RERA membership fee, which is a condition of being able to vote at the AGM.
- Achim and Ralph will explore if this can be easily personalised in Mailchimp.
- Tom and Achim will draft a WhatsApp post for Rooiels Comms and/or Mailchimp, reflecting the timelines and constitutional rules noted in our last minutes.

5 Constitutional Reform

Achim reported that several Rooielsers have indicated an interest to join the team tasked to develop options for constitutional amendments. This small team of individuals will consult with members and the community before putting the results to the RERA membership for a vote. The work should be completed by 30 June 2024.

6 Communication

Newsletter

The next Rooiels Newsletter will be issued in early March 2024.

Action:

- Achim will contact the RE Conservancy, Boat Club, RESA and RE Outreach for possible contributions
- Achim will lead the gathering of topics and Tom will support drafting and editing, when needed.

The Breeze

Willie has kindly offered to continue his successful editorship of the Breeze and has written to us with a proposal for the 2024 edition. We need to respond asap, given the long timescales needed in producing such a high-quality magazine.

Lesley noted that the agreed RESA and REBC payments for their share of the 2023 Breeze have not yet been received (REBC pays both of these payments, by agreement with Resa).

Actions

- Tom to draft response to Willie for others to agree.
- Achim to follow-up on outstanding payments and check for continued support for 2024, when talking to the leadership of both groups.

7 Fire Risk reduction in Rooiels

The Exco noted the valuable work done by REDI, RESA and Outreach and commended the funding provided by REBC to assist those fighting the recent fire in Pringle and Betty's Bay. We also noted that the fire was made worse by the dominance of alien vegetation on the Hangklip.

Given RERA's role in protecting the interests of ERF owners in Rooiels, RERA has an interest in working with other organizations to ensure that fire risks are minimized through shared responsibility of all Rooielsers, and collaboration of various groups. Relevant topics include, for example, eliminating alien vegetation, making homes fire resilient, minimising dead wood in gardens and open spaces, and coordination during a crisis. Time is ripe to address these issues thoroughly and before another fires threatens our village.

Action: As a first step, Tom and Ralph will draft a mail to RESA and REDI with some questions to better understand how fire risk prevention and management activities in Rooiels are organized. The communication will also raise the suggestion for a plan of action to reduce risk for the rest of this year's fire-season and beyond. Ralph will consider whether it should be a joint mail with REC.

8 Land Use Matters

RERA to become Interested and Affected Party in Land Use Matters

RERA is not currently considered an Interested and Affected Party in Land Use Matters by OM. If this can be changed, it will mean we automatically get sent the relevant OM notifications and documentation concerning developments that might affect our members and village.

Action:

- Nigel and Achim will prepare and Achim will send a letter to Theresa Els, cc the Municipal Manager with a request to send all land use notices to RERA.
- Similar letters will be sent to DEA&DP at the Provincial Authority and Heritage Western Cape.

Erf 323

This item was deferred, see below.

Farm 559 Portion 134 (on Left of R44 at top of Rooiels Hill)

Several helpful conversations have taken place between Exco members and the proponent. While Exco is in principle supportive of the plan for a domestic residence on the site of the previous one (which burned down), we are concerned about some aspects of the car storage and display facility, in particular its visual impact impacts and potential fire risks. We understand that the proponent is working to draw up a proper Visual Impact Assessment and will await the outcome before making any further comment. The potential increase in fire risks related to storing vehicles in an ecologically sensitive area should be addressed in the Land Use element of the application

Action: Nigel will keep the matter under close review and report back.

Smallholding 140

Nigel has been registered as an I&AP in the environmental process which is just beginning for this property. All relevant documentation will be sent to him in due course, and he will report back, as appropriate.

9 SRA

Achim has written to RESA and requested the dates for a RERA-RESA meeting to move the SRA work forward. The meeting should take place as soon as possible. Furthermore, Therasa Els has kindly indicated that she is willing to link up Rooiels with contacts in Kleinmond who have recently developed an SRA.

10 Other business

RESEP Project

Ralph informed Exco about the final report for the RESEP projects Exco thanked Ralph and the members of the Team for their excellent work. A short summary will be featured in the March Rooiels Newsletter.

Erf 323

Tom recused himself for this agenda item.

Achim indicated that the [application](#) was brought to the attention of RERA by REC on 10 February 2023 and sub-sequentially also shared by counselor Els. Exco noted that the application is in the very early stage of the purchase process which is governed by the Municipal Finance Management Act and Local Authority policy regarding land sales. Opportunities for public engagement in this process will be provided in due course and RERA will, at that stage, consider the matter thoroughly. For the present, the REC position on this

application in as much as it relates to conservation matters (which is available upon request), was noted.

Date of next meeting

The next Exco meeting shall take place in advance of the reconvened 2023 AGM. Dates and time will be identified through a written procedure.

Meeting ends.

Annex 1

Elected and Ex Officio Exco Members

Chair: Achim Halpaap

Vice Chair: Piet van Rensburg

Secretary: Tom Baigrie

Treasurer: Lesley Lundie

Andre Roothman

REC Representative: Ralph Pina (Ex Officio)

Portfolio responsibilities and coopted members

Overstrand Matters: Piet van Rensburg

Infrastructure: Nigel Burls (Coopted Member)

Land Use: Nigel Burls (Coopted Member)

Communication: All

Constitution reform: Achim Halpaap

Community maintenance: Achim Halpaap

Special Rating Area Initiative: Christoph Weichsler (Coopted Member)

OM Ward representative: Piet van Rensburg

OM Ward representative back-up: Anuta Scholz (Coopted Member)

CPF: Frank Raymond

JOCOM: Open

Annex 2: Excerpt from Minutes of 19 Jan Exco Meeting concerning Exco elections

Clause 3.6 of the RERA Constitution provides authority to Exco to terminate RERA membership, for example, when the membership fee is not paid. The Constitution does not, however, specify when membership fees are due.

Taking this into account, the Exco considered that members paid-up in 2023 would not automatically have their membership terminated on 31.12.2023, but only when it became

clear they were not going to pay the 2024 fee. This ensures that membership does not start at zero in a given year and it consistent with the practice of other organizations (e.g. REC).

Provided members pay the 2024 membership fee in advance of the reconvened AGM in March, they can vote in the 2024 Exco elections, in accordance with clause 5.c of the Constitution, which requires someone to be a paid-up member to vote.

In order to maximise the number of paid-up RERA members in time for election at the reconvened AGM, Exco will request RERA membership fees to be paid by 29 February 2024. Nominations for Exco election can then be made by 16th March, 14 days before the 2023 AGM reconvenes.

Should members not pay in time for the AGM meeting, they will remain members, though without voting rights. A fee reminder will be sent in early July 2023. If the fee is not paid by the end of July, membership will be terminated.

It was further confirmed that a voting (paid-up) member may control a maximum of 2 proxies at the reconvened AGM meeting on 30 March 2024