



MUCKLENEUK & LUKASRAND
Property Owners and Residents Association

MINUTES of the MLPORA ANNUAL GENERAL MEETING

Huckleberry Restaurant

13 March 2021

9:00-11:00

1 Opening and Welcome

The meeting started at 09:15. The Chair (Niel Roux) welcomed all present. In 2020 the AGM was held as a zoom meeting due to Covid-19. This meeting is face to face, however we are outside in the Magnolia Dell Park by Huckleberry's.

2 Attendance

The attendance register was circulated and apologies noted. See **Annexure D**.

3 Agenda

The agenda was confirmed, with the addition of

- Zuid Afrikaans Hospital, and its spreading influence in lower Muckleneuk, a key concern is ensuring the residential nature of Muckleneuk is maintained.
- Telegram groups.

4 Previous minutes

The minutes from the 2020 AGM were made available and approved.

5 Chair person's report

The Chair delivered his report and this is attached as **Annexure B**.

6 Strategic Plan

Terence Smit introduced MLPORAs Strategic plan. A hard copy was made available to attendees. This is attached as **Annexure C**. MLPORA used the quieter time to develop a strategy to give the association more direction. The main goal was to make MLPORA a real community organisation.

7 Outcome 1: A well-functioning neighbourhood.

During the Covid-19 lockdown the CoT Metro was closed and only serious and emergency issues were attended to.

8 Outcome 2: A residential neighbourhood.

Renette Leathern is managing the Town Planning portfolio. There are a lot of transgressions and MLPORA will most likely go the legal route as this appears to be the only answer.

Silver Street 'Guest house' and tavern in Florence Ribeiro are examples of little or no satisfactory conclusions despite concerted efforts. Muckleneuk Park has informal residents and the noise, pollution is of concern to Muckleneuk residents. There are no clear or quick solutions. Using attorneys is very expensive and other costs also come into play.

A war chest / legal fund of about R1 mil needs to be created. Any ideas for fundraising must please be forwarded to MLPORA.

Currently there are 6 active cases:

- Ormonde street 34(on appeal)
- Berea (rezoning tribunal and legal recourse)
- Silver street (legal recourse)
- ZAH (rezoning tribunal).

Residents who could assist were urged to make contact with MLPORA.

9 Outcome 3: A safe neighbourhood.

Robert Cameron-Ellis advised that crime has come down, this is largely due to the important role played by the community. About 95 households have radios. Because of the active and engaged community we can walk freely in our neighbourhood. The competition between the two security companies, ADT and Interactive also makes a difference. The creation of a 'virtual neighbourhood' is currently in progress. A mandate has been given for cameras to be placed in strategic positions in the entrances and exits of our suburbs. The cost will be about R430.00 per month per household. Strategic street closures may be considered. We have a good working relationship with the police, PRASA, UNISA and the Gautrain. With everyone using our open spaces, like the Commons and Kruin Park and with good co-operation we can make our neighbourhood safe.

There is an integrated security group looking into a broader integrated security plan for Muckleneuk and Lukasrand. The communities preferred position will be canvassed and the best options will be implemented. This is not a short-term project.

10 Outcome 4: A caring and inclusive neighbourhood.

Yvette Loots spoke about MLPORAs communications. Most residents are on our Telegram groups. Please get your neighbours involved so we can reach as many people as possible. MLPORA can also be followed on Instagram and Facebook. The more engaged and involved we are the bigger difference we can make. The most important Telegram groups are COT escalations, Security group and the Look up guide.

Mike Batley reiterated that MLPORA is creating a solid platform for community engagement and thus a caring and inclusive neighbourhood. A group of likeminded positively inclined people has formed a caring group to support vulnerable residents and provide a level of support to the wider community.

Various initiatives and feeding schemes have occurred around the vulnerable. To support the nursing staff dealing with the Covid-19 pandemic a mug with hot drinks and rusks and a personal message was presented to the front line staff at ZAH, Groenkloof and Jacaranda hospitals.

The City of Tshwane has a project to integrate informal recyclers into the formal waste management processes. This is part of a national initiative. We are awaiting clarity and will engage further once we have more information.

11 Financial statements

The **2020 financial statements** were approved. Copies were made available at the meeting.

12 Questions were received from residents

Philip Erasmus questioned why MLPORA is engaging with lawyers and spending money on by-law transgressions when this is the job of the CoT. OPERRA can be a vehicle for a class action suit. MLPORA is a member of OPERRA. Cllr. Shaun Wilkinson (Ward 59) will give feedback.

Madie Hanekom asked where MLPORA keeps its documents. Our documents are in google drive and drop box and P Erasmus has some which he will give to MLPORA. MLPORA does not want an open source document store. M Hanekom asked that as an MLPORA member there should be a place where key documents can be accessed. The Chair advised that we would look at this.

Melanie Snyman thanked Interactive security and asked what other security initiatives are proposed outside of cars and cameras?

13 Address by Cllr Shaun Wilkinson, Ward 59

- An active and well-functioning Residents' Associations vital to ensure that communities are engaged and participating in the issues that affect them.
- Congratulated community on security response and caring community (feeding schemes in response to Covid-19)
- Crime and issues like cable theft are important issues for ward 59 and Covid-19 has exacerbated the situation
- Recommended a broader precinct plan for the region that would combine Groenkloof, Hatfield, Waterkloof and other surrounding suburbs
- 'Internal municipal improvement district' will be presented soon
- Bylaws must be enforced, the impact goes beyond your Street. Implementing the different measures, such as differential rates, however take time.
- The Chair thanked Cllr Wilkinson.

14 The election of MLPORA Executive

- Chair: Niel Roux
- Vice Chair: Terence Smit
- Secretary: Jane Clarke
- Treasurer: Sorina Mulke
- Additional Members:
 - Renette Leathern
 - Robert Cameron-Ellis
 - Yvette Loots
 - Melanie Snyman
 - Mike Batley
 - Titia Tabak (Kruin Park)
 - Zendre Compion (Heritage).

- Dirk Kotze and Regardt Botha
- Frikkie Snyman (Integrated security)

Volunteers were asked to help with integrated security plan, enforcement of by-laws, membership and the newsletter – content development

The Chair thanked Robin Buckley and Japie van der Laan for many years they have served on the MLPORA Exco Committee

Ansie De Swart thanked the Committee on behalf of the community and expressed appreciation for the work done.

The Chair thanked all for attending and the meeting closed at 11:00 am

Annexure A: Agenda

AGENDA ANNUAL GENERAL MEETING

Huckleberry Restaurant

13 March 2021

9:00-11:00

Start	Item	Responsible
9:00	Opening and Welcome	Niel
	Apologies	
	Confirmation of the agenda	
	Minutes of the previous AGM	
9:10	Chairperson's report	
9:20	Introducing the MLPORA strategic plan	Terence
	Portfolio feedback	
9:30	Outcome 1: A well-functioning neighbourhood	Ruan and Robin
	Outcome 2: A residential neighbourhood	Niel & Terence
	Outcome 3: A safe neighbourhood	Robert
	Outcome 4: A caring and inclusive neighbourhood	Yvette, Melanie, Terence, Mike
	Approval of the 2020 financial statements	Niel
	Building a legal fund to meet expected future legal costs	
10:00	Election of MLPORA Executive <ul style="list-style-type: none">• Chair:• Vice-Chair:• Treasurer:• Secretary:	Niel
10:10	Question and Discussions	
10:30	Address by Shaun Wilkinson (Ward 59 Counsellor)	
10:45	Closure	

Annexure B: Chair person's report

MLPORA Chair Person's report 2020-2021

Niël Roux

19 March 2021

The past year must rate as one of the most disruptive years in living memory. Although COVID-19 was first recognised in early January, few of us would have imagined that the whole country (indeed the whole world) would be locked down within three months, and that our way of life and making a living would be severely disrupted up to this day.

COVID-19 and the successive lockdowns have created tremendous hardship and uncertainty across the country and amongst residents of Muckleneuk and Lukasrand. Many people might have lost their jobs, and the incomes that many of us relied on all but evaporated. Social distancing and wearing masks have become the norm and physical meetings and classes have been replaced by home schooling, working from home, and online meetings. Zoom, Teams, Google meets have become daily staples and we have all learned how to dress from the waist up as we spend out days in front of the computer.

MLPORA was, of course, also affected as monthly committee meetings and the Annual General Meeting which took place on 14 April 2020 were shifted to Zoom. All municipal services were furthermore affected as staff started working from home and fixing electrical breakages, water leaks and sanitation blockages, to name a few, were suspended or limited to emergency repairs. The impact of COVID was exacerbated by the political instability that continued to destabilise the city's governance.

In April 2020 The MLPORA Committee lost 2 prominent members. Anke Barnard, the 2019/2020 Chair gave birth to her son the day before the 2020 AGM and Isabeau Southwood 'retired' after 25 years on the Committee.

Despite these disruptions, I was struck by how exceptionally well the 2020/21 MLPORA committee continued to energetically execute their respective portfolios, be it through alerting Tshwane about potholes, or broken streetlights; by connecting the whole community through a range of social media accounts; or by dealing with security and illegal land use.

Although there were many high points, the following stands out.

The introduction of a wide-ranging strategic plan for the Association which will provide a more intentional, proactive posture to represent the common interests of residents and stakeholders in promoting a well-functioning, safe, caring and inclusive, as well as engaged residential neighbourhood. The process, which included a couple of virtual sessions with a facilitator, Curtis Love, was ably driven by Terence Smith and Mike Batley. Besides providing us with an immediate platform to steer ahead, the strategic approach will guide us for many years to come.

MLPORA also continued to improve our communication platforms by hosting and extending a variety of Telegram groups that allow residents to engage with each other on matters of common concern and interest. Yvette Loots have introduced very innovative measures to guide user to report services such as electricity outages, stolen bins, water breakages and other issues of concern, and to relay those to MLPORA to follow-up.

The release of the MLPORA messenger and the exquisite 2020 calendar bears testament to the abundance of energy projected into building a sense of community and making our suburbs a better place to live and

raise families. Melanie Snyman has played an instrumental role in building a new image for the Association, starting with the development of our new logo, and extending through the wonderfully crafted flyers that are posted.

It is also important to commend Renette Leathern who took over the baton from Isabeau Southwood at the beginning of last year. Illegal land use and zoning contraventions are serious concerns and MLPORA has made determined progress to enforce zoning restrictions. The Association has set a legal process in motion to address the fragrant disregard shown for zoning regulations by the establishment in Silver Street. Future legal action will, however, be costly and the Association has resolved to engage in fund raising to build a substantial legal fund over the next few years. More details will be communicated during the next few weeks.

Security remains a major priority and the Association will continue to explore initiative to make residents feel more secure and engaged. To this end a number of meetings were arranged with interested residents to identify and investigate a variety of integrated security options ranging from selected street closures to applying technical and physical security interventions. This process will continue in 2021.

Building and maintaining a comprehensive list of residents remains one of the biggest challenges. Although information from the Telegram groups have assisted us greatly to update the list, existing gaps and large turn over rates make it difficult to maintain. Even though Jane Clarke and other have put in tremendous effort throughout the year it is clear that we need to prioritise membership and use innovate methods to engage residents.

I would like to take this opportunity to bid a fond farewell to three members that have stepped off the MLPORA committee and a warm welcome to new embers. Japie van der Laan has made an invaluable contribution to MLPORA over many years and his departure from MLPORA was inevitable after he moved to Groenkloof a number of years ago. We would like to thank him for his wonderful contribution over all these years. We would also like to welcome Sorina Mulke who joined the committee as Treasurer at the beginning of the year. Although Anoulla Demetroudes insists that she has not stepped down, we shall all miss her no-nonsense inputs as MHSI security member. Dirk Kotze and Regard Botha who have replaced her and have very big shoes to fill. We would also like to thank Robert Cameron-Ellis who is stepping down as vice-chairperson for exerting such a calm and decisive influence over the past year. Luckily for us he will be staying on as a committee member. Last, but definitely not least, we would also like to thank Robin Buckley for all the years he has ploughed into the community in a variety of roles, including chairperson and vice-chairperson. We shall most definitely miss his experience, knowledge and humour.



MUCKLENEUK & LUKASRAND

Property Owners and Residents Association

Why a strategic plan for MLPORA?

The strategic plan is intended to enable the MLPORA Committee and all residents to assume a more intentional, proactive and longer-term posture with regard to the protection and enhancement of the unique and very special characteristics of our neighbourhood. Having a plan allows us to focus our energies on proactively realising a set of outcomes and strategic objectives that respond directly to identified priorities and needs of residents, and to track progress and hold the MLPORA Committee and the wider community accountable in pursuit of our joint objectives.

How was the plan developed?

The development of the draft plan has been an ongoing process by the MLPORA Committee throughout 2020, and included three committee strategic planning workshops. Inputs from residents have been collected via a Telegram survey in April 2020 and various engagements between committee members and residents around specific topics. The plan is currently in draft form and is meant to be a “living document,” to be further developed and refined under the new 2021 MLPORA Committee and with further extensive interactions with residents.

MLPORA Mission Statement

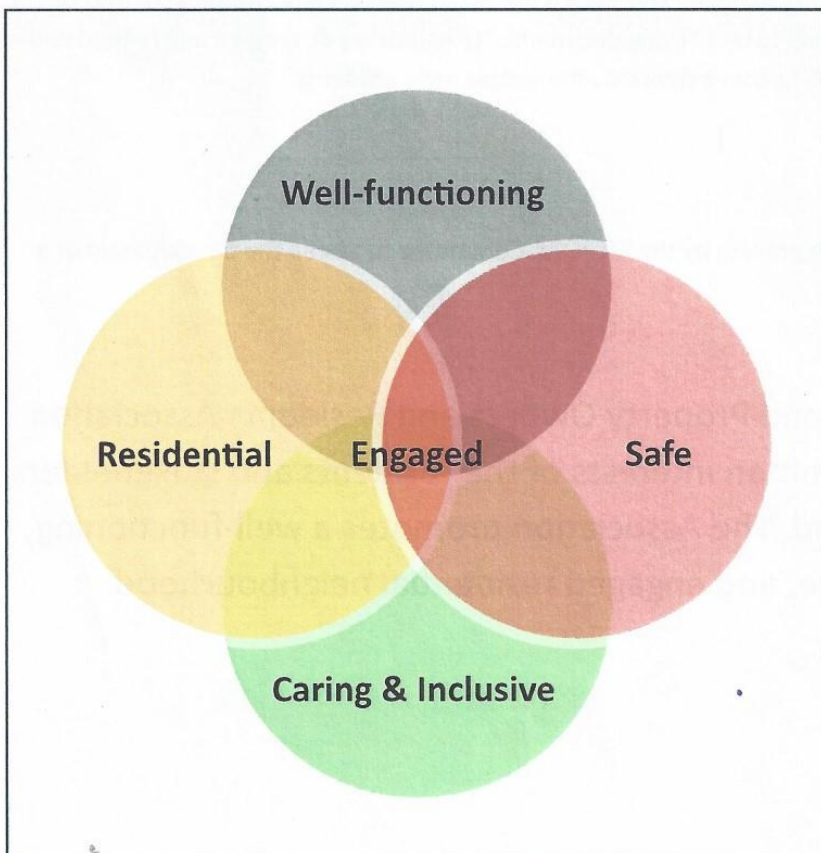
One of the outputs of the strategic planning process by the MLPORA Committee has been the development of a proposed new MLPORA Mission statement:

The Muckleneuk and Lukasrand Property Owners and Residents Association (MLPORA) represents the common interests of the residents and stakeholders of Muckleneuk and Lukasrand. The Association promotes a well-functioning, safe, caring and inclusive, and engaged residential neighbourhood.

Five strategic outcomes

The plan is structured into five, interlinked aspirational strategic outcomes that encapsulate the characteristics of the neighbourhood we would like to preserve and foster, derived from and aligned to the MLPORA Mission Statement. For each outcome, objectives and short- and medium-term targets are being set, and working groups established.

- 1 OUTCOME 1: A well-functioning neighbourhood**
Ensuring that the provision of basic services by the City of Tshwane meets acceptable standards; promotion of recycling, improved traffic and transport planning
- 2 OUTCOME 2: A residential neighbourhood**
Maintaining our community as a prime residential neighbourhood within Tshwane through ensuring compliance with town planning and land use by-laws, developing a coherent precinct plan for the neighbourhood, preserving our built environment and natural heritage and ensuring attractive and actively used public open spaces
- 3 OUTCOME 3: A safe neighbourhood**
In close cooperation with MHSI, ensuring an integrated and coordinated approach to reduce crime
- 4 OUTCOME 4: A caring and inclusive neighbourhood**
Promoting and enabling a neighbourhood that takes care of its residents and people within the wider community
- 5 OUTCOME 5: An engaged neighbourhood (cross-cutting)**
In pursuance of all the outcomes, ensuring that there is regular, open communication with residents, and residents are encouraged to get involved

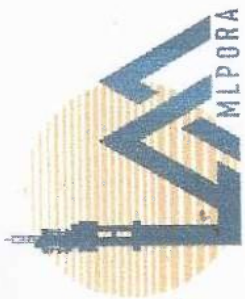


Get involved

We need your help!

Do you have time and expertise to contribute to working on any of these outcomes to help improve our neighbourhood?

If you are interested in joining one of the working groups, please email chair@mplora.co.za and you will be put in touch with the relevant committee member/s.



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NAME	CELL PHONE	E-MAIL	ADDRESS (Street name and no)	Join TELEGRAM groups (Y/N)
Other	0834141461	rh@rhb.co.za	2611 Loveday	
H. Luies	0832820791	Juan4net@gmail.com	312 Willem Punt	Yes
JA. Nel.	0825613490	hanna.luies@gmail.com	312 Willem Punt	Yes
A Demetoudes	0828201425	arculla.demetoudes@gmail.com	195 John Str	already
C. LAIVA	0791739161	laiva@yahoo.com	252 BEEBA Str	
Dink Kafé	0845440007	Dink@vidcon.co.za	225 mickleberry	



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NAME	CELL PHONE	E-MAIL	ADDRESS (Street name and no)	Join TELEGRAM groups (Y/N)
Jane	082576762	cc18@mhb.co.za	384 Devonil	X
Jaggar Southwood	0828725311	beaniesouthwood@gmail.com	260 hove day st.	Y
Niel Louw	082904799	Niel.Rouw@web.co.za	503 Lukas st Lukasrand	Y
Melanie Snyman	0823956857	melanie@studio12	299 Traye st.	X
Hendrik Brewee	0827770277	iti02757@huseb.co.za	284 Luytbeek	-
Mike Bakken	0722143880	batlaymike@ajha.l.com	276 Berea	✓
Terence Smith	0848888664	terence.smith23@outlook.com	478 Berea	✓
Charlie Clarke	0836618171	charlcc@web.co.za	384 Devenish	X
Bunny Subedar	0124640055	bunny.subedar@thensg.gov.za	572 Leyds.	✓



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NAME	CELL PHONE	E-MAIL	ADDRESS (Street name and no)	Join TELEGRAM groups (Y/N)
DELLNERSON	084 30 3712	troystr262@gmail.com	TROYE STR 262	Y
Kranus	072043974	erasmus140@gmail.com	Huckleberry	Done
CHRIS GROENNEU	082 7738899	groenweld@fox5.co.za	549 BOREA	Y
CAROL BARON	083 271 5771	baron.carol@gmail.com	16 ORMONDE	X

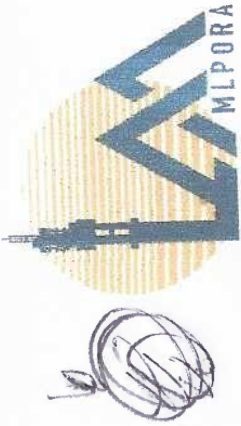


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NAME	CELL PHONE	E-MAIL	ADDRESS (Street name and no)	Join TELEGRAM groups (Y/N)
Yvette	082 460 6565	yvette@yellowjacket.co.za	181 Smith	Yes.
FC Symon	083 454 8404	fcsymon@gmail.com	299 Troye str	Yes
Ray Weiss	084 703 3557	ray.weiss@gmail.com	580 Sibelius st	Yes
Danielle Abdullah	076 993 5118	danielle.abdullah1@gmail.com	208 John St.	Yes
Fareed Abdullah	076 940 3961	fabdullah@bbrewin.ch	208 John St.	No



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NAME	CELL PHONE	E-MAIL	ADDRESS (Street name and no)	Join TELEGRAM groups (Y/N)
Robert Cameron-Ellis	0825764300	robert@cameronellis.com	453 Berea	
X Alexander Antons	0765752682	alexander.antons@live.com	346 Berea	
Annie Antonites	0845513342		346 Berea	
Mandi Havelaar	080 8984379	mecorp@ian.co.za	356 Silver	
Annie de Swardt	082 3319074	ansiedeswardt@gmail.com	284 Berea	