



Brummeria – Navors - Lydiana

Brunaly Park

Ons Veiligheid - ons verantwoordelikheid
Our Safety - our responsibility

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brunalypark@gmail.com

www.brunalypark.co.za

Minutes for Annual General Meeting

Monday, 25 November 2024 @ 19:00

At Lewende Woord Church

Present:

52 physical attendees and 2 Proxies

Item	Description & Actions
1. Introduction	
1.1 Opening & Welcoming	1.1 Chairman Kobus Wolvaardt welcomed everyone and opened the evening in prayer.
1.2 Attendance & Apologies	1.2 Thanked members attending, had a few apologies.
1.3 Quorum	1.3 Quorum was reached.
1.4 Acceptance or Previous Minutes	1.4 No objections was received for previous minutes

1. Inleiding / Introduction

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- ❖ 1.1 Opening & verwelkoming
- ❖ 1.2 Bywoning & verskonings
- ❖ 1.3 Kworum (Minimum 38)
- ❖ 1.4 Aanvaarding van vorige notule

- ❖ 1.1 Opening & Welcome
- ❖ 1.2 Attendance & apologies
- ❖ 1.3 Quorum (Minimum 38)
- ❖ 1.4 Acceptance of previous minutes

Item	Description & Actions
1.5 Area(Since 2002)	1.5 Was explained and is located inside the orange lines, Currently the Area stands as Brummeria, Navors and Lydiana



Item	Description & Actions
1.6 2023/2024- Directors	<ul style="list-style-type: none"> - Kobus Walvaardt – Chairman - Harish Jhupsee - Marcus Nordan - Vanessa Ursula Auths <p>Volunteers - No Remuneration</p>
Acknowledgements & Thank You's	<p>Directors give thanks to residents contributing in different ways towards the community</p> <p>Directors Co-workers Johan - Ditaba area manager Ditaba Guards & Control Room Compendium - CIPC compliance & registered address Living Word Church: Venue GoodX: Invoicing system</p> <p>Compendium - Power for guard house & gate (Boekenhout)</p>

	<p>Living Word Church: Fence, power for guard house & gate (Samson) Judy van Wyk: Power for gate (Boekenhout) Glen McQuirk: Guard house on pavement (Boekenhout) As well as mowing the municipal grass Sanral: Fence & razor wire Donald Klopper: Website Ursula: Contribution towards the area To everyone keeping the community & environment clean</p>
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1.6 Direksie 2023/2024 Directors

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- ❖ Kobus Wolvaardt (Chairman)
- ❖ Harish Jhupsee
- ❖ Marcus Norden
- ❖ Vanessa Ursula Auths

VRYWILLIGERS - GEEN VERGOEDING

VOLUNTEERS - NO REMUNERATION

Direksie sê dankie vir elkeen wat bydrae gee tot ons gemeenskap!

Dankie!

Thank you!

Directors thank everyone who contributes to our community!

Gedetailleerde bedankings besoek ons gerus ons webtuiste.
 For detailed acknowledgements, please visit our website.

Item	Description & Actions
2. Security Project	<p>Strategy: To secure the neighbourhood cost effectively through technology, manpower and intelligence -Not here to fix our roads, although that falls part of having a secure neighborhood.</p> <p>Model: An integrated security structure with tactical coordination and Brunaly that manages the finances and marketing -We bulk buy the security services from Ditaba and Brunaly facilitates the contracts</p> <p>Tactics: The identified actions and projects that work together to improve neighbourhood security/safety.</p>
2.1 Model	<p>Kobus explained our Model and what members get when they contribute. Please refer to page 6 On the slides for the details on how our model works. 24/7 Response vehicle Stays in our neighborhood. We have a bit of a benefit having the backup vehicle just across from the street as we have access to Lynn de grace's vehicle</p>

	<p>24/7 Gate guards Fencing & gates Cameras at gates and in neighborhood (4x LPR cameras & street Ezviz Cameras) Community eyes & ears Access to dedicated vehicle via Home alarm monitoring Cell phone Cell panic service (2 free per household) - works as a dropped call, and acts like a panic button. Brunaly emergency WhatsApp group</p>
2.2 Goal & Mandate	Our Goal is to keep our residents safe
2.3 Cameras	<p>Thank you to everyone who is part of our camera project. We have plenty of eyes on the community roads. These street cameras are also monitored by Ditaba.</p> <p>Kobus explained that the cameras are working as we can identify when situations arise.</p>

2.3 Kamera's - C3W Pro - Cameras

**Ons Oë op die Paaie |
Our Eyes on the streets**




Verduister om ons veilig te hou! |
Blacked out to keep us safe!

Item	Description & Actions
3.Crime statistics	<p>Our incidents for 2023/2024 were briefly discussed as we did not have a lot. Please keep your alarms on, gates and garages closed this festive season</p> <p>Please refer to page 9 on the slides for incidents in 2022-2023</p> <p>Please refer to page 10 on the slides for incidents in 2023-2024</p>

PLEASE REPORT

The report of the incidents was briefly discussed. Page 11 on the Slides We try to keep our own statistics, government statistics are not always reliable and are not always shared with us, therefore we ask that you report any incidents that you were part of to brunalypark@gmail.com we like to follow it up, and have a look at camera footage to see how we can prevent it from happening again or to someone else.

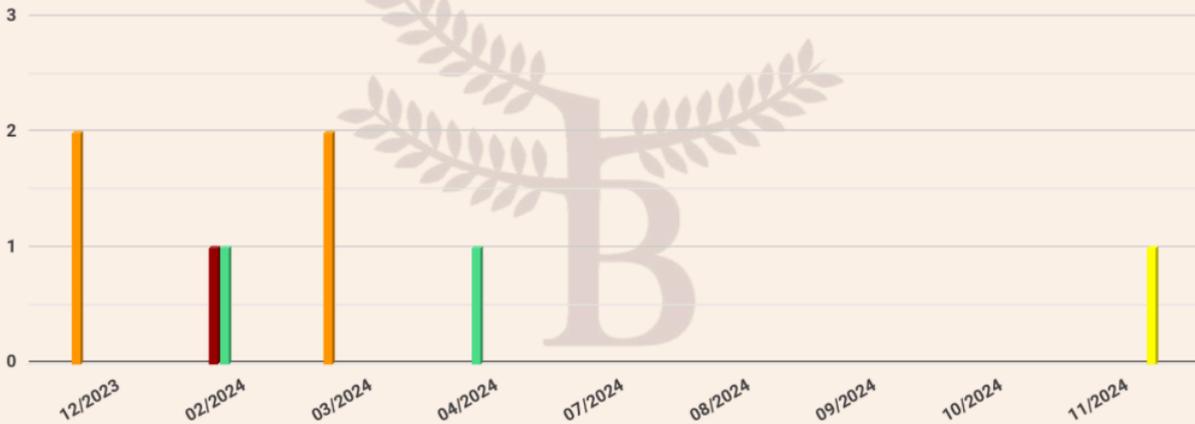
When reporting an incident we ask that you are very specific in time, when, where, what was involved, vehicle, number plate etc. try and get and give as much information as possible.

We like to keep accurate stats.

3.2 Voorvalle | Incidents Dec 2023 - Nov 2024

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- Diefstal | Theft
- Rooftog | Robbery
- Poging | Attempt
- Kabeldiefstal | Cable Theft
- Vandalisme | Vandalism
- Oortreding | Trespass
- Klein Diefstal | Petty Theft



3.3 Voorvalle / Incidents Dec 2023 - 2024

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■ Diefstal | Theft
 ■ Rooftog | Robbery
 ■ Poging | Attempt
 ■ Kabeldiefstal | Cable Theft
■ Vandalisme | Vandalism
 ■ Oortreding | Trespass
 ■ Klein Diefstal | Petty Theft

21/12/23 Thursday 19:28-20:10 Kuisis Ave- Member House Break-In	23/02/24 Friday 15:00-15:24 Samson Crescent- Member Attempted House Break-In	03/04/24 Wednesday 15:00-17:00 Hendrik Ave - Member Attempted House Break-In
24/12/23 Sunday 10:30-10:45 Kuisis Ave - None Member House Break-In	17/03/24 Sunday 11:00-16:00 Hendrik Ave - Member House Break-In	09/10/24 Wednesday 15:26 Snyman Rd - Member Petty Theft - Bolt Driver Drove off with change for ride
06/02/24 Tuesday 14:13 St Paulus School - Member Armed Robbery Victim was followed from the Bank after a withdrawal	24/03/24 Sunday 12:30 Ratel Ave - Non Member at the time House Break-In & Vehicle Theft	

Item	Description & Actions
4. Legal Matters	<p>We are closed down based on a court order we do not close down like the other neighborhoods. The other neighborhoods apply to Tshwane and every two or so years they pay a fee and get permission to be closed. We were the first and they disapproved our application, we took them to court and we got an Interim order in 2008 until Tshwane gets back to us.</p> <p>We are a non profit organisation</p> <p>We have the Brunaly- Ditaba contract, who is our chosen services provider. Members do not pay Ditaba, members pay Brunaly and Brunaly buys bulk service from Ditaba. This is about 95% of our expenses, and that is what runs this place to a large extent.</p> <p>We have a membership agreement, and only the members have access to the vehicle.</p> <p>The debit order system, please consider becoming part of the debit order system as it reduces the admin largely.</p> <p>Alarm monitoring agreement which is facilitated by Brunaly Park. Contact Mar-Louise. You sign with Brunlay Park and we send it on to Ditaba</p> <p>We have a new LPR camera agreement, Ditaba is facilitating this contract with Syntell</p>

Q & A

- Security expenses - Ditaba
- Maintenance - Fuel — Fuel for brush cutter
- Administration - M-L fees
- Telephone & fax - Airtime
- Bank Fees ...

39k for Bad debts is a lot, what are they and what actions have been taken in getting that money back.

- for the most part those are guys that we bill but they do not partake - some pay ad hoc, it is easier for us to set them up with recurring invoices and then at some point they just stop paying, and we have to write off those invoiced amounts that were not paid.

Additional - not stated at the AGM

Oak Thorn the UK high commission pledged an amount to contribute towards Brunaly Park's infrastructure, They requested an Invoice as an Estimate could not be submitted for payment on there side, they never paid.

Members are contacted when debit orders fail, and payments are not received. This is what Mar-Louise does. Sometimes they ask that debit orders collect two or 3 months together and that also fails. Missed payments are followed up. Sometimes we get lucky and get the money owed, other times the debt has grown so big it is simply not possible to pay those fees anymore. Oak Thorn was followed up numerous times, via phone calls, emails and

We also have members that do not pay the amount they agreed on, sometimes more, sometimes they pay less.

Description	Ledger	Total
- Income Accounts		R1,809,309.26
Camera Project	INC14	R9,690.72
Security Income	INC1	R1,745,470.22
Bank Interest	INC9	R4,948.32
Municipal Work Fund	INC15	R8,960.00
Capital Contribution	INC13	R40,240.00
- Expenditure Accounts		-R1,927,185.13
Bad debts written off	EXP7	-R39,184.00
Settlement discount	EXP38	-R1,650.00
Camera Project	EXP70	-R11,384.92
Legal Fees	EXP21	-R1,850.00
Municipal Work Fund	EXP71	-R2,219.97
R&M - General	EXP28	-R119,074.43
Security Expense	EXP64	-R1,674,147.00
Maintenance - Fuel	EXP69	-R460.20
Administration	EXP65	-R72,000.00
Telephone & Fax	EXP34	-R50.00
Bank Charges	EXP8	-R5,164.61
Balance Brought forward		-R117,875.87
Ditaba Invoice for March 2024		R139,512.25
Balance		R21,636.38

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4.2 Finansiële
Jaareinde 2024

4.2 Financial
Year end 2024

Item	Description & Actions
4.3 Current Bank Balance	Our accounts have grown a bit. We have spent a lot to convert to Ditaba - please refer to minutes for AGM 2023 should there be questions to what the money was allocated to.



4.3 Huidige banksaldo / Current Bank Balance

Bank Rekening Bank Account	25/11/2024 Bedrag Amount	16/11/2023 Bedrag Amount	31/10/2022 Bedrag Amount
Money Market	R 102 936.51	R 115 748.70	R 164 221.46
Standard Bank	R 144 091.13	R 45 582.14	R 243 609.94
First National Bank	CLOSED	CLOSED	R 2 734.07
	R 247 027.64	R 161 330.84	R 410 565.47



Item	Description & Actions
5. Participation	<p>Please refer to Pages 16 and 17 on the slides for the participation indication.</p> <p>Encourage those not participating to participate.</p> <p>We have...</p> <p>100 that contributes in full 12 that contributes more 9 Complex Contributions also includes the church and the schools contribution 30 that partially contributes</p> <p>We are open to negotiating with people on what they can afford to pay and slowly increase the amount.</p>

Item	Description & Actions
6. Monthly fees	This year we will have an Increase.

Q & A

We did not receive an increase from Ditaba last year, but this year they had to give us an increase of 6.86%

We were on R815 we are having an increase of R75 which brings us to R890. When we include the R10 municipal fee that was introduced last year, which most members are already contributing, the total monthly fee will be R900.

We are one of the neighbourhoods with the lowest fees, other neighborhoods are well more than a R1000 per month

Please refer to AGM 2023 minutes for more information regarding the municipal work fund

What is the percentage of contribution?

Referred to Non participation map. It is a difficult question to answer, as we consist of Houses, complexes, apartments etc. have a look at the map and contact your neighbor to contribute.

What are you (the directors) doing or going to do to contribute?

We contact new residents, and ask neighbors to promote the security project. We advertise by having our membership boards up. Marcus addressed the question and said that it is not what the directors are doing, it is what we as a community are doing. None of the directors are being paid, only Mar-Louise for the administration that needs to be done.

It is a touchy subject but we believe everyone will understand where we are coming from.

Kobus said that we need to speak to our neighbors. If your neighbour is not participating, ask them to join.

Mar-Louise requested that members should notify her when neighbors move and new residents move in so that we can contact them.

If someone is renting, who should be liable for the contribution?

That should be for each one to decide by themselves, from an owners perspective it increases your property value to stay in a secure place. but the people occupying the property are actually benefiting from this.

Add it as an additional clause to your contract

6. Maandelikse Fooie



Ditaba Monthly Fee

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Ditaba - Verhoging | Increase 6.86% from R 139 512.25

Ditaba	Brunaly Operational	Total	
R 149 083.00p/m	R 10 000.00 p/m	R 159 083.00p/m	
Huidige Fooi Current Fee	VERHOGING INCREASE Januarie 2025 January	Nuwe Fooi New Fee	
R 815.00 p/m	R 75.00 p/m	R 890.00 p/m Need a 179 households to contribute at this price	R900.00 p/m (Includes Mun fee)

**Alle rekeninge kry verhoging van R75 Januarie 2025 |
All accounts receive an increase of R75 January 2025**

Item	Description & Actions
7. Substitute Directors 2024/2025	<p>Kobus explained that does not have the capacity to be director anymore. but no one is willing to take on the job.</p> <p>Ursula did a fantastic job this year as her first serving as a director including receiving a lot of criticism from residents. Criticism makes us not want to serve, if as much energy is put into the project and not into fighting we can get a lot more done together</p> <p>Opportunity was given for anyone that would like to nominate someone or themselves - No one volunteered</p> <p>No one opposed the directors staying directors.</p> <p>The Following directors to stay on the board of directors. Kobus Wolvaardt Marcus Norden Harish Jhupsee Vanessa Ursula Auths</p>
8. How to join	<p>Please refer to page 20 or you can visit the website for more information. Make sure you request your membership board. and put them up, they are part of advertisement and also shows that you are covered by the security project.</p>
Addressing an issue	<p>Marcus highlighted that properties in our area are worth more than properties around us. We were the first neighborhood to close down.</p>

9. Communications

We are the safest neighborhood in sector 1.
That is just the reality of the privilege we have to live in the neighborhood.
and it is held together by a group of volunteers that give their time.

Some issues with regards to how people communicate with the
volunteering directors are not pleasant.
If you can't say something to someone's face in the manner you state it on
a whatsapp group, you should rather not say it.

If you have a problem, raise your hand and become part of the solution,
be at the AGM, or do not complain when work is done during the year.

We are bringing in some structure with regards to our whatsapp groups.
If you are not contributing to the security of this community, you cannot
and may not be on the emergency group.
it is a service you pay for. yes it is voluntary but those that are paying are
paying voluntarily for this service.
Talk to us if you can not afford the full price.
This group was never open to non contributing members, and is being
monitored by Mar-Lousie.

However for the past year we have allowed Ditaba to be on the Lief &
Leed/Cares group as part of advertising, and this has caused some
problems as people just bypass the process by posting their emergencies
and non emergencies on this group, and the vehicle reacts.
- Ditaba will no longer be in this group, we can't pay for everyone.

The Maintenance group.
- if you are not contributing towards the maintenance, you are not in the
group.
If you are not serving on the team doing the work you can not complain.
become part of the team working to make our neighbourhood safe and
clean.

Contact the directors directly if you have an issue.

If you are going to make issues in the groups towards something you are
not contributing towards we will remove you from the group. It has nothing
to do with the freedom of speech issue, it is about being a good
neighbour.

We understand that financial contributions may not be possible for
everyone; however, there are other valuable ways to contribute. For
instance, you can assist by pruning your trees or maintaining the grass
along your pavement, especially in areas where the municipality may not
be providing services. Your efforts in these areas make a significant
difference in the community.

The Emergency group is just for that, Emergencies.
Please no thank you's etc.
Keep to emergencies.

This group is effective when there is less traffic on the group.

We asked that by a show of hands show if there is anyone that agrees with what Marcus said, and it was well noted that most agree.

Phone - manned by Mar-Louise - 071 132 6573
 WhatsApp groups:
 Brunaly Emergency – Crime Emergencies & urgent Communication (only for paying members)
 Brunaly Lief & Leed - Social Group (open to anybody)
 Email – brunalypark@gmail.com
 Rules of engagement on Website - brunalypark.co.za

Note: Paying members have access to the alarms , the security vehicles, security company and panic buttons.
 Any suggestions are welcomed for creating a safe network for members.

In the case where you make a call, call Ditaba’s control room and not the response vehicle because the call can be logged and there can be an assessment of the situation with a follow-up.

9. *Kommunikeer met ons / Communicate with us*

Maniere wat ons kommunikeer | Ways we communicate

- ◆ www.brunalypark.co.za
- ◆ brunalypark@gmail.com
- ◆ 071 132 6573
- ◆ Alarms
- ◆ WhatsApp Groepe | Groups

Betrokkenheid reëls op die webwerf! | Rules of engagement on the website!

Nood | Emergency

- ◆ Beheer Kamer Ditaba Control room
010 777 0100 OR 081 325 7397
- ◆ WhatsApp Brunaly Emergency Group



10. Conclusion	<p>The new monthly fee was agreed on for an increase of R75pm</p> <p>Q & A - What is the R10 municipal fund for? We use it for potholes and road cracks. (this is to prevent water from damping up under the tar surface which can result in a much bigger problem. Solar lights indicators for fire hydrants were purchased this year. We also get stuff that the municipal workers need , like saw blades,</p>
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