

Notule Ledevergadering / *Minutes Member Meeting*

**Datum / Date:** 23 November 2022  
**Tyd / Time:** 17:00-18:30  
**Plek / Venue:** D'Vine VenU,  
 NWU Kampus (langs Dampad eetsaal) / [Next to Dampad dining hall](#)

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## 1 Opening en verwelkoming / **Opening and welcome**: Daryl Balia

## 2 Presensie / **Attendance**

### 2.1 Direkteure / **Directors**

Teenwoordig / **Present**:

- 1 Daryl Balia (Voorsitter / **Chair**)
- 2 Deon T Fourie
- 3 Bertus Els
- 4 Benje Ouwencamp
- 5 JBM (Vacant / Vakant)
- 6 JBM (Vacant / Vakant)

Verskonings / **Apologies**:

- 1 Des Ayob
- 2 Johann Holm

### 2.2 Lede / **Members**

Rapport oor kworum / **Report on quorum** – Nadri Zitzke.

'n Kworum is teenwoordig by die vergadering, nl 23,68% (63 van 266 eiendomme)  
/ **A quorum is present at the meeting, namely 23,68% (63 of 266 properties)**

### 2.3 Bestuur / **Management**

- 1 Johan Naude (AB / **GM**)
- 2 Nadri Zitzke (Rekenmeester / **Accountant**)
- 3 Marne van Zyl (Assistent / **Assistant**)

### 2.4 Diensverskaffers / **Service Providers**

- 1 Johann / Christiaan Haefele (Moorivier Beskerming) - Verteenwoordig deur  
/ **Represented by** Roland Bekker
- 2 Werner van der Merwe (Deswalner Recycling)
- 3 Danie Oosthuizen (Servest)

'n Spesiale verwelkoming aan Dr B Tyobeka (Vise-Kanselier van die NWU) / **A special word of welcome to Dr B Tyobeka (Vice Chancellor of the NWU)**

## 3 Vasstelling van die agenda / **Determination of agenda**

### 3.1 Nuwe agendapunt: Cachet Park CID Direkteure / **New agenda point: Cachet Park CID Directors**

#### 3.1.1 Huidige direkteure / **Current directors**:

Die die MOI van die CID stipuleer die volgende: *“The Directors shall be elected for a period of 3 (three) years and retire at the Annual General Meeting following their tenure always subject thereto that they may be re- elected for 2 (two) further periods of 3 (three) years.”*

Drie van die CID se huidige direkteure dien al vir 3 jaar op die direksie (Des Ayob, Prof Daryl Balia en Deon Fourie). Bestuur stel voor dat die direkteure herverkies word.

The MOI of the CID stipulates the following: *“The Directors shall be elected for a period of 3 (three) years and retire at the Annual General Meeting following their tenure always subject thereto that they may be re-elected for 2 (two) further periods of 3 (three) years.”*

Three of the current CID directors have served on the board for three years (Des Ayob, Prof Daryl Balia and Deon Fourie). Management suggests that they be re-elected

**Besluit / Resolved:** Goedgekeur, al drie direkteure word herverkies vir die volgende termyn / **Approved, all three directors are re-elected for the next period.**

### 3.1.2 JBM Direkteure / JBM Directors

Daar is tans twee vakante posisies vir direkteure vanaf JBM. Bestuur stel voor dat Thomas Muswede aangestel word as verteenwoordiger vanaf JBM.

There are two vacant positions for directors from JBM. Management suggests that Thomas Muswede be appointed as representative from JBM.

**Besluit / Resolved:** Goedgekeur, Thomas word verkies as direkteur / **Approved, Thomas is chosen as director**

## 4 Notule van die vorige vergadering / Minutes of previous meeting

### 4.1 Ledevergadering / Members' Meeting 2021-11-23 (Rondstuur-goedkeuring / approved via Round Robin. Addendum: [Soos uitgestuur\Notule Minutes Cachet Park CID AJV AGM 2021-11-23.pdf](#))

## 5 Sake uit vorige notule / Matters from previous meeting

Geen / None

## 6 Status verslag / Status report

### 6.1 Mylpale van 2022 / Milestones of 2022

- Die ooreenkoms tussen Cachet Park CID en SANBS duur voort. SANBS doen steeds bloedskenk veldtogte op Cachet Park op 'n gereelde basis.
- Die ooreenkoms tussen Cachet Park CID en “Shout-It-Now” duur voort. Shout-It-Now doen gereeld veldtogte by Cachet Park om gratis HIV toetse, berading en medikasie aan studente en die publiek te verskaf.
- Cachet Park CID neem deel aan die NWU veiligheids-beraad om veiligheids wenke aan eerstejaars te bied.
- Cachet Park CID stel BUZZER aan CID lede bekend as nog 'n manier om die gemeenskap te beveilig en in kennis te stel van kenmerkende gebeure in die afgebakende gebied.

- Cachet Park CID begin ReportingHub te gebruik om meer omvattende insident verslae saam te stel, asook om data van insidente te gebruik om patrone van misdaad te analiseer.
  - Alle ligte op Cachet Park word herstel teen 'n koste van R16 463.02 om veiligheid van voetgangers en gebruikers van die park te bevorder.
  - Cachet Park CID stel 'n nuwe logo en webtuiste bekend wat gemik is op gebruikersvriendelikheid.
  - Cachet Park CID het al meer as R1 000 000+ aan ankerlede terugbetaal, meer as 30% van die uitstaande bedrag.
  - Kuber sekuriteit word ons prioriteit na die wysiging van die POPI-wet, nuwe maatreëls in plek gesit om lede se inligting te beskerm.
  - Cachet Park CID in samewerking met organiseerders het talle optredes/konserte/markte deur die jaar aangebied met 'n gemiddeld van 1500 bywoners, sonder 'n enkele ernstige insident.
  - Servest se skedule word aangepas om ook in dieselfde area as Deswalner te wees om sodoende meer effektief teenoor asblik grawers en omkrappers op te tree en areas skoon te hou.
- 
- The agreement between Cachet Park CID and SANBS remains in place, which allows the SANBS to conduct periodic campaigns on Cachet Park.
  - The agreement between Cachet Park CID and Shout-It-Now remains in place, which allows Shout-It-Now to conduct periodic campaigns for free HIV testing, counselling and providing medication to students and members of the public affected with HIV.
  - Cachet Park CID takes part in the NWU safety summit to provide safety tips to first-year students.
  - Cachet Park CID releases BUZZER to its members and community, an app where criminal activity can be reported, together with broadcasting of important events directly to community members.
  - Cachet Park CID started using ReportingHub, a platform used to compile incident reports, heatmapping and data analysis of incidents and criminal activity in the demarcated area.
  - The lights on Cachet Park were repaired at a cost of R16 463.02 to improve safety of pedestrians and users of Cachet Park at night.
  - Cachet Park CID released an updated website and logo focused on brand awareness and user-friendliness.
  - Cachet Park CID paid back more than R1 000 000+ to anchor members, which equates to more than 30% of the outstanding balance.
  - Cyber-security is a priority and additional measures were put in place to protect the information of our community members.
  - Cachet Park CID, together with various organisers hosted a number of events on Cachet Park with an average attendance of 1500, without any serious incidents reported.
  - The schedule of services from Servest was amended to work in tandem with the schedule of Deswalner, to optimise cleaning of the area and minimise disruptions caused by informal pickers.

**Besluit / Resolved:** Kennisgeneem / Noted

## 6.2 Lidopname / Member uptake

### 6.2.1 Lidopname tans / Membership uptake at present:

Die afgebakende gebied beskik oor 679 eiendomme, en die totale lidgeld beloop R1 067 632,82. Die lidopname sien tans soos volg daar uit:

- 69,37% van die eiendomme is lid
- 51,51% van die volle lidgeld word betaal
- 2,61% eienaars weier lidmaatskap
- 2,45% van eienaars het lidmaatskap gekanselleer
- 15,67% eienaars oorweeg nog lid-word
- 9,89% eienaars is nog in proses van identifisering

Die volgende tabel wys die lidword-stand die afgelope jaar, vooruit geskat tot Februarie 2023:

Werklik 2022 Maart	Werklik 2022 April	Werklik 2022 Mei	Werklik 2022 Junie	Werklik 2022 Julie	Werklik 2022 Augustus
% van Lidgeld 52,10%	% van Lidgeld 52,21%	% van Lidgeld 51,88%	% van Lidgeld 51,86%	% van Lidgeld 51,56%	% van Lidgeld 51,62%
Werklik 2022 September	Werklik 2022 Oktober	Werklik 2022 November	Werklik 2022 Desember	Werklik 2023 Januarie	Werklik 2023 Februarie
% van Lidgeld 51,51%	% van Lidgeld 51,30%	% van Lidgeld 51,30%	% van Lidgeld 51,30%	% van Lidgeld 51,30%	% van Lidgeld 51,30%

The demarcated area has 679 properties, and the total membership fee is R1 067 632,82. The member uptake currently is the following:

- 69,37% of the properties are members
- 51,51% of the full member fees are being paid
- 2,61% of property owners refuse membership
- 2,45% of owners cancelled membership
- 15,67% of property owners are still considering membership
- 9,89% of property owners are still in the process of being identified

The following table shows the member uptake status over the past year, projected until February 2023:

Actual 2022 March	Actual 2022 April	Actual 2022 May	Actual 2022 June	Actual 2022 July	Actual 2022 August
% of Membership fee 52,10%	% of Membership fee 52,21%	% of Membership fee 51,88%	% of Membership fee 51,86%	% of Membership fee 51,56%	% of Membership fee 51,62%
Actual 2022 September	Actual 2022 October	Actual 2022 November	Actual 2022 December	Actual 2023 January	Actual 2023 February
% of Membership fee 51,51%	% of Membership fee 51,30%	% of Membership fee 51,30%	% of Membership fee 51,30%	% of Membership fee 51,30%	% of Membership fee 51,30%

**Besluit / Resolved:** Kennisgeneem / Noted

## 6.2.2 Bepalende lidopname 2023 / Planned membership uptake 2023

Die volgende tabel wys die lidword-bepanning vir Maart 2023 tot Februarie 2024:

2023	2023	2023	2023	2023	2023
Maart	April	Mei	Junie	Julie	Augustus
% van Lidgeld	% van Lidgeld	% van Lidgeld	% van Lidgeld	% van Lidgeld	% van Lidgeld
51,30%	51,67%	52,05%	52,42%	52,79%	53,16%
2023	2023	2023	2023	2024	2024
September	Oktober	November	Desember	Januarie	Februarie
% van Lidgeld	% van Lidgeld	% van Lidgeld	% van Lidgeld	% van Lidgeld	% van Lidgeld
53,54%	53,91%	54,28%	54,65%	55,03%	55,40%

The following table shows the planning for membership uptake for March 2023 to February 2024:

2023	2023	2023	2023	2023	2023
March	April	May	June	July	August
% of Membership fee	% of Membership fee	% of Membership fee	% of Membership fee	% of Membership fee	% of Membership fee
51,30%	51,67%	52,05%	52,42%	52,79%	53,16%
2023	2023	2023	2023	2024	2024
September	October	November	December	January	February
% of Membership fee	% of Membership fee	% of Membership fee	% of Membership fee	% of Membership fee	% of Membership fee
53,54%	53,91%	54,28%	54,65%	55,03%	55,40%

**Besluit / Resolved:** Kennisgeneem / Noted

Ongelukkig moet die CID steeds 'n diens lewer aan eiendomme wat nie lede is nie. Ons kan nie toelaat dat die area agteruitgaan omrede alle eiendomme nie gediens word nie / Unfortunately, we still have to deliver a service to properties that are not paying members. We cannot allow the area to deteriorate by not servicing all the properties.

## 6.3 Dienste / Services

### 6.3.1 Sekuriteitsdienste / Security Services

#### Agtergrond / Background

Moorivier Beskerming word steeds gebruik as diensverskaffer vir sekuriteitsdienste vir Cachet Park CID. Moorivier Beskerming moniteer tans 205 CCTV kameras in die afgebakende gebied en bied reaksie 24 uur, 7 dae per week vanaf die CID kantoor op die Bult. Na besprekings met Moorivier Beskerming is genoem dat voorsiening gemaak moet word vir 'n verhoging van 7% in dienskosse vir die volgende finansiële jaar.

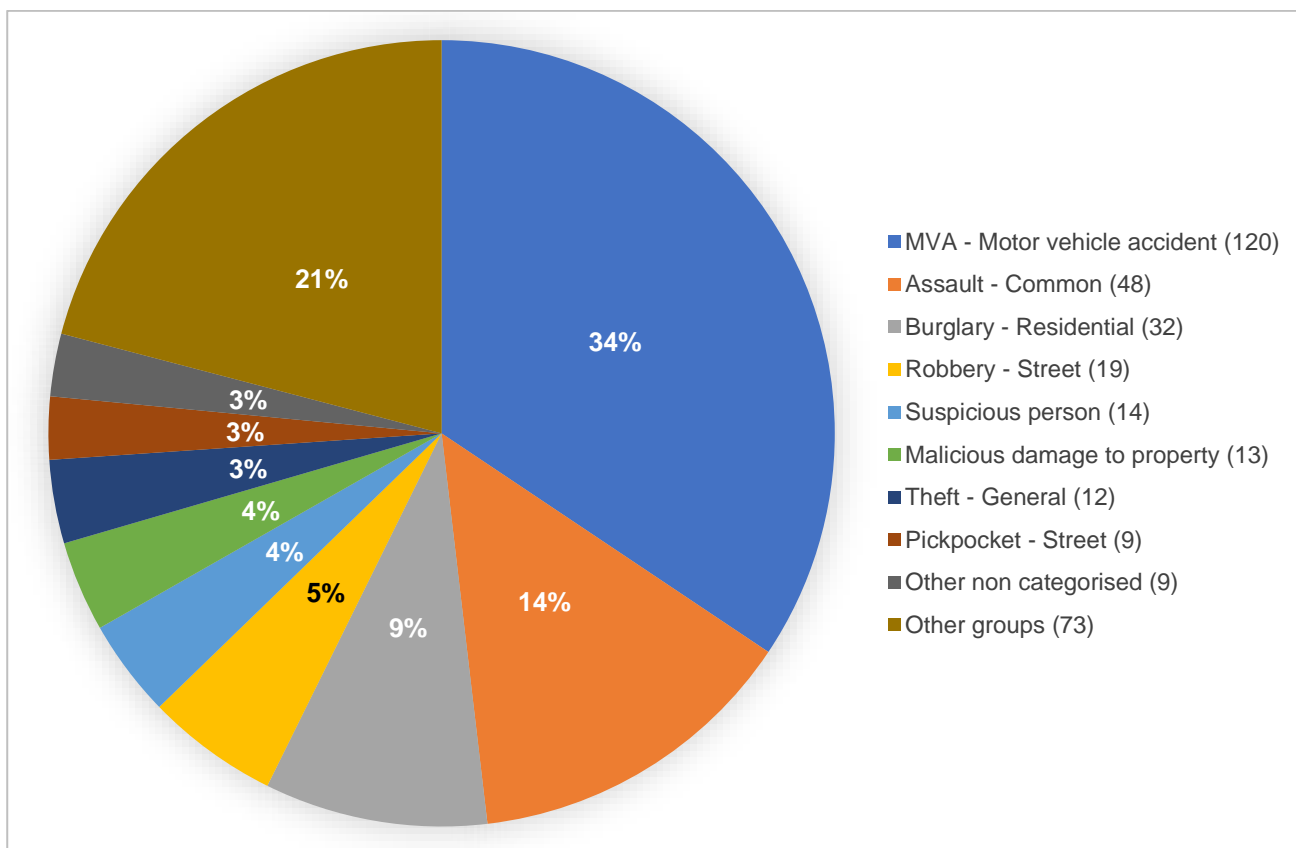
Vanaf 1 Februarie 2022 tot einde Oktober 2022 het Moorivier Beskerming aan 372 insidente aandag gegee teen 'n gemiddeld van 41 insidente per maand. Ons merk ook op dat daar 'n toename van 33% (in insident-syfers) was teenoor dieselfde tydperk in 2021. Dit is duidelik dat die toename in studente syfers, 'n korrelasie het in die toename in misdaad in die afgebakende gebied. Hiermee 'n grafiek van misdaad-tipes wat die

meeste in die afgebakende gebied tussen Februarie en Oktober 2022 plaasgevind het (na die engelse vertaling):

Moorivier Beskerming remains the nominated service provider for security services for Cachet Park CID. Moorivier Beskerming monitors 205 CCTV cameras within the demarcated area with reaction services stationed on the Bult 24 hours a day, 7 days a week. Due to a substantial increase in fuel cost throughout 2022, an increase of 7% in service cost is budgeted for the 2023 financial year. From February 2022 to the end of October, 372 incidents were attended to by Moorivier Beskerming, averaging 41 incidents per month. We discovered that between June and October 2022, the number of incidents increased by 33% compared to the numbers of the same period in 2021. It is evident that the return of full-time students made an alarming impact on crime statistics in the demarcated area. See below graph depicting the top 10 incident types registered between February and October 2022:

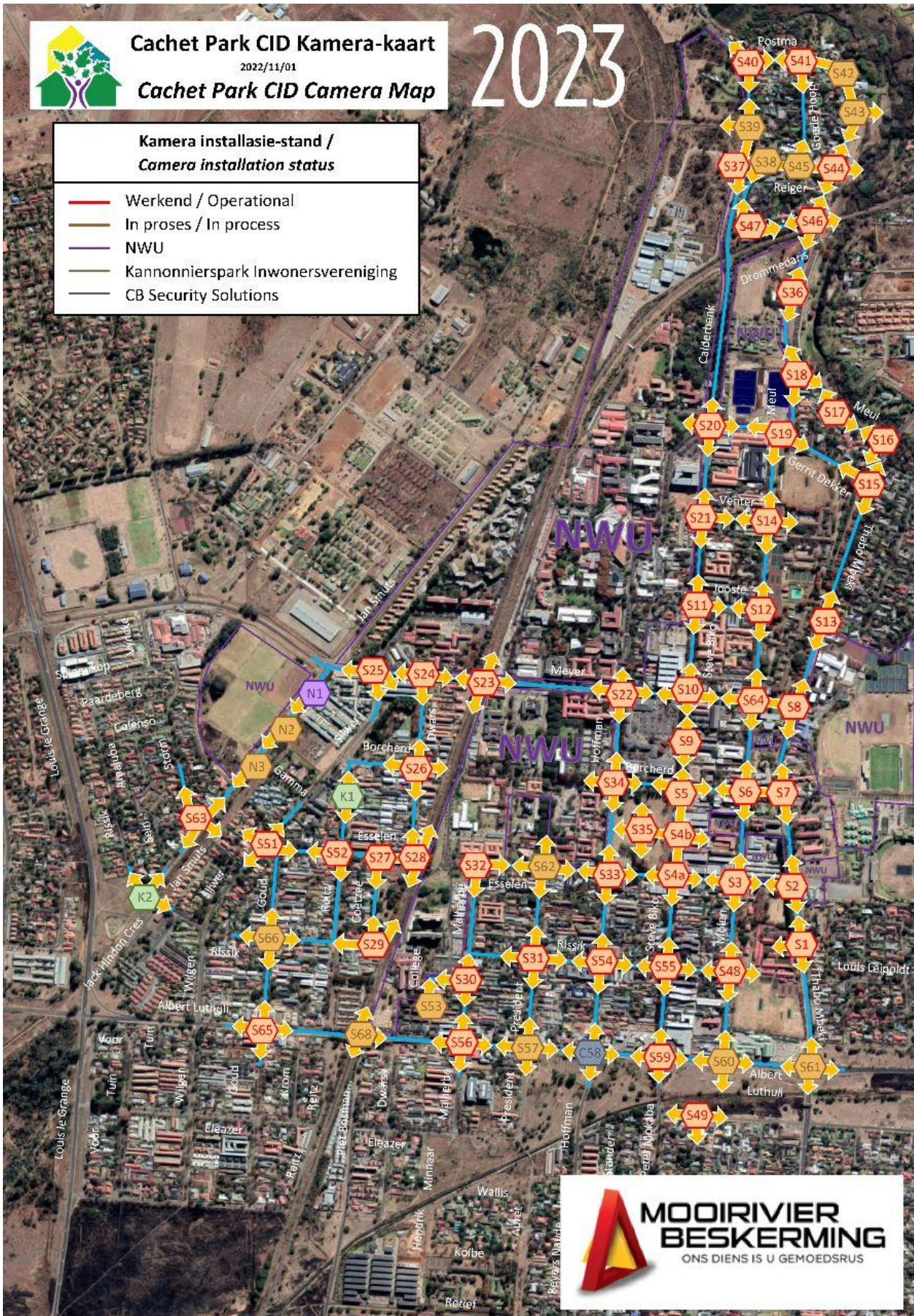
**Besluit / Resolved:** Kennisgeneem / Noted

Vir nou gaan daar geen verdere uitbreiding in die hoeveelheid kameras plaasvind nie / For now, there will be no further increase in the number of cameras





### 6.3.1.1 Sekuriteitsdienste Kaart / Security Services Map





### 6.3.1.2 Maandelikse uitgawes / Monthly expenditure

Die maandelikse uitgawes beloop R294 471 p / m, met die volgende kostedrywers:

a)	Sekuriteitspersoneel 24/7:	R 18 106,00	6,15% van totaal
b)	Gewapende reaksie:	R 120 750,00	41,00% van totaal
c)	Kameramonitering:	R 155 595,00	52,84% van totaal
d)	Brandstof	R 20,00	0,01% van totaal
		R 294 471,00	

The monthly expenditure is R294 471 p/m, with the following cost drivers:

a)	Security Staff 24/7:	R 18 106,00	6,15% of total
b)	Armed Response:	R 120 750,00	41,00% of total
c)	Camera Monitoring:	R 155 595,00	52,84% of total
d)	Fuel Levy	R 20,00	0,01% of total
		R 294 471,00	

### 6.3.1.3 Diensvlak-ooreenkoms / Service level agreement

Die diensvlak-ooreenkoms met Mooirivier Beskerming was as selfstandige dokument saam met die agenda uitgestuur / The service level agreement with Mooirivier Beskerming was sent as separate document with the agenda: [2022-11-23 SLAs Mooirivier Beskerming.pdf](#)

**Besluit / Resolved:** Kennisgeneem, met die volgende kommentaar / Noted, with the following comments:

- Die kaarte sal per Whatsapp aan alle lede gestuur word / The maps will be circulated via Whatsapp
- Silwerstraat en die hoek oorkant Kampus Studio raak 'n groot probleem. Kampus Studio is nie 'n bydraende lid nie, wat veroorsaak dat daar nie voldoende kamera dekking is nie / Silver Street and the corner across from Kampus Studio is becoming a big problem. Kampus Studio is not a paying member, and this causes inadequate camera coverage.
- Oom Hennie – Met aanvang van die CID was alle sakkrapers verwyder en die area was baie skoon. Hulle nuwe bure in die kompleks (Villa Marlani) het reeds twee inbrake gehad. Beide was gerapporteer, maar Mooirivier Beskerming kon geen verdere inligting verskaf nie. Hulle het 'n ekstra kamera bygevoeg op die bestaande paal, wat op 'n stadium heeltemal afgekyk het. Dit wil vir hom voorkom asof die moniteerders belangstelling verloor het daarin om 'n verskil te maak. Die sakkrapers wat terugkom is kommerwekkend. Die stukkende straatligte, sowel as die kameras wat nie werk tydens beurtkrag nie is 'n groot probleem /  
Oom Hennie - When CID started all beggars were removed and the area was very clean. They have new neighbours in their complex (Villa Marlani) who already had two burglaries. Both were reported, but Mooirivier Beskerming couldn't provide any

information. They added a new camera to the existing pole, which were at some point completely facing down. It seems as if the people monitoring lost appetite to make a difference. The beggars that are returning are concerning. The broken streetlights as well as cameras not working during load shedding is a big problem.

- Danny – 5 jaar terug kon ons nie beweeg het op die park nie. Die gebied sal tot niet gaan as dit nie vir die CID is nie / 5 years ago we couldn't consider being on the park. The area will be destroyed if not for the CID.

### 6.3.2 Vullisbestuurdienste / Refuse removal and recycling service

Deswalner Recycling word steeds gebruik as diensverskaffer vir alle vullisbestuurdienste in die afgebakende gebied. Ongeveer 220-ton vullis word maandeliks uit die afgebakende gebied verwyder waarvan ongeveer 70% herwin word. Sien hieronder die uiteensetting van die vullis-tipes wat maandeliks uit die afgebakende gebied verwyder word.

Deswalner Recycling remains the service provider for refuse removal in the demarcated area. Roughly 220 tons of waste is removed from the demarcated area per month with approximately 70% being recycled. See below breakdown of refuse removed from the demarcated area on a monthly basis.





6.3.2.1 Kaart / Map





### 6.3.2.2 Maandelikse uitgawes / Monthly expenditure

Die maandelikse uitgawes beloop R88 573 BTW ing. Hierdie faktuur het die volgende kostedrywers:

a)	Arbeid	R	31 556	35,63% van totaal
b)	Trok-koste	R	34 040	38,43% van totaal
c)	Ander	R	22 977	25,94% van totaal
		R	88 573	

The monthly expenditure equate to R88 573 Vat incl.. This has the following cost drivers

a)	Labour cost	R	31 556	35,63% of total
b)	Truck running cost	R	34 040	38,43% of total
c)	Other expenses	R	22 977	25,94% of total
		R	88 573	

### 6.3.2.3 Diensvlak-ooreenkoms / Service level agreement

Die diensvlak-ooreenkoms met Deswalner Recycling is hierby aangeheg as selfstandige document. / The service level agreement with Deswalner Recycling is attached as a separate document: [2022-11-23 SLAs Deswalner.pdf](#)

**Besluit / Resolved:** Kennisgeneem / Noted

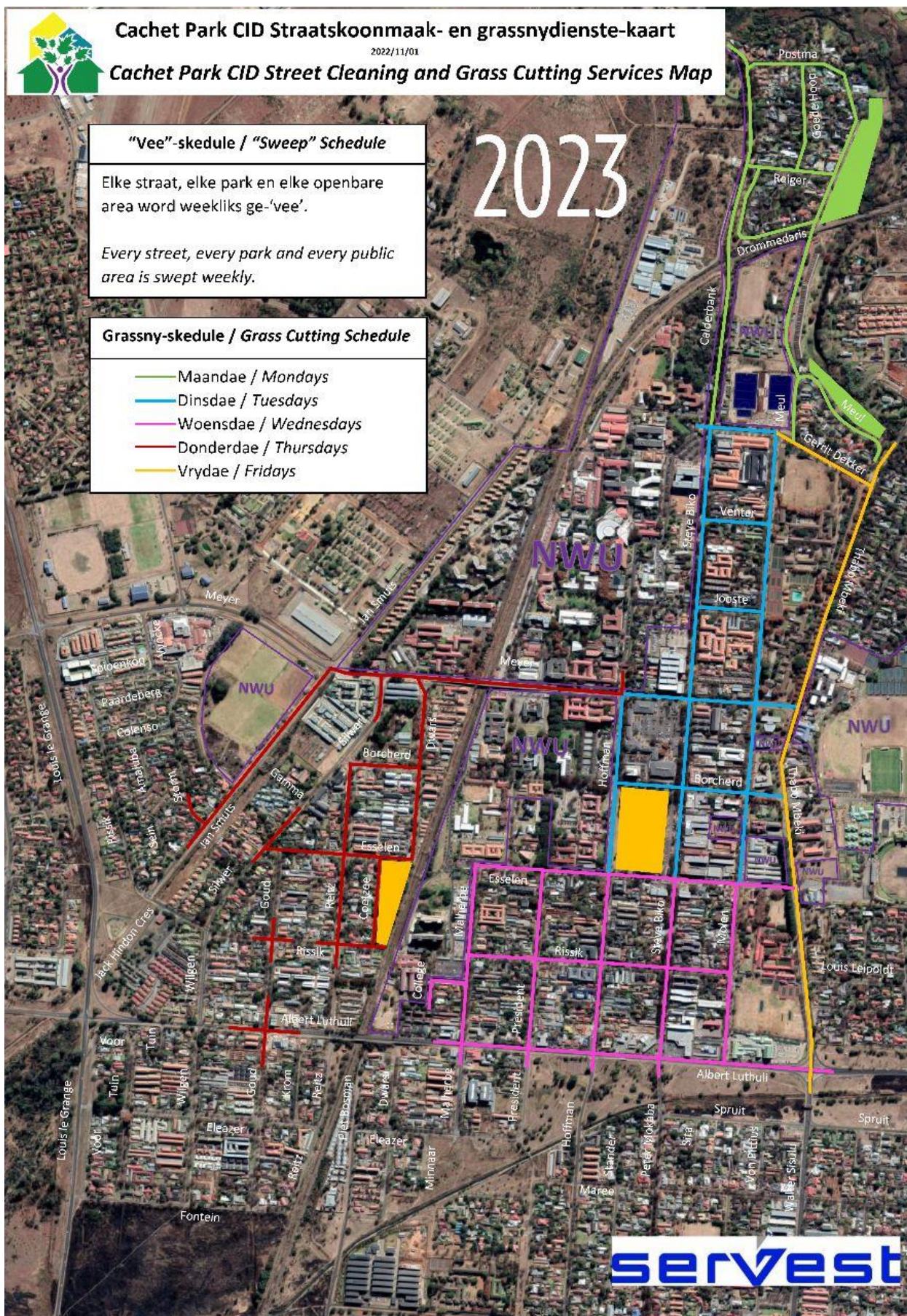
### 6.3.3 Straatskoonmaak en Grassnydienste / Street cleaning and Grass cutting services

Servest Landscaping is Cachet Park CID se diensverskaffer wat na al die strate en parke omsien in die afgebakende gebied. Alhoewel ons diensvlak-ooreenkoms met Servest al heelwat uitgebrei en verander het oor die jare, is Cachet Park CID steeds tevrede met die diens en bekwaamheid waarmee Servest hul take verrig. Senior bestuur van Servest het aanvanklik 'n verhoging van 10% voorgestel weens stygende brandstof pryse, maar na onderhandeling kon ons dit af bring na 6%. Servest se skedule was aangepas met die doel om dieselfde areas as Deswalner te diens om sodoende meer effektief die areas skoon te hou wanneer die vullis verwyder word.

Servest Landscaping is the service provider responsible for all street cleaning and park maintenance in the demarcated area. Even though the service level agreement changed over the years, the service from Servest remains satisfactory. Initially, a 10% increase was proposed by senior management due to fuel and cost of consumables, after which we negotiated the figure down to 6% for the next financial year.



### 6.3.3.1 Kaart / Map





### 6.3.3.2 Maandelikse uitgawes / Monthly expenditure

Die ooreenkoms van R89 988.00 p/m het die volgende kostedrywers:

a)	Grassny van parke & sygaardjies, insl onkruidbeheer:	R	41 214	45,8% van totaal
b)	Bestuur van rommel, blare n ander vullis:	R	21 057	23,4% van totaal
c)	Straatskoonmaak en tuinwerk:	R	27 716	30,8% van totaal
		R	89 988	

a)	Grassny van parke & sygaardjies, insl onkruidbeheer:	R	41 214	45,8% van totaal
b)	Bestuur van rommel, blare n ander vullis:	R	21 057	23,4% van totaal
c)	Straatskoonmaak en tuinwerk:	R	27 716	30,8% van totaal
		R	89 988	

The agreement of R89 988.00 p/m has the following cost drivers:

a)	Grass cutting of parks and sidewalks, incl. weed control:	R	41 214	45,8% of total
b)	Management of litter, leaves and other refuse:	R	21 057	23,4% of total
c)	Street Cleaning and Gardening:	R	27 716	30,8% of total
		R	89 988	

### 6.3.3.3 Diensvlak-ooreenkoms / Service level agreement

Die diensvlak-ooreenkoms met Servest is hierby aangeheg as selfstandige dokument /

The service level agreement with Servest is attached as a separate document: [2022-11-23 SLAs Servest.pdf](#)

**Besluit / Resolved:** Kennisgeneem / Noted

### 6.3.4 Instandhouding / Maintenance services

Die instandhouding van infrastruktuur bo grondvlak bly hoofsaaklik die verantwoordelikheid van JB Marks munisipaliteit. As die implementeringsarm van JBM ondersteun die CID sover die begroting dit toelaat.

Tans werk die CID saam met alle relevante departemente binne JBM om te help met die daaglikse instandhouding van die infrastruktuur in die afgebakende gebied. Ons bly besig om die dienslewering deur die betrokke departemente te fasiliteer. Dit bly steeds 'n enorme uitdaging om die gebrek aan infastruktuur terug op standaard te kry, maar bly hoopvol dat dit in die nabye toekoms sal verander.

The maintenance of infrastructure above ground level remains the responsibility of JB Marks municipality. As an implementation arm of JBM, the CID assists as far as our budget and financial capability allows.

Presently the CID is working together with all relevant departments within JBM to assist with the daily maintenance of the infrastructure in the demarcated area by reporting and

following up on issues. It remains an enormous challenge to improve and revive our city back to its former glory, but we remain positive and hopeful that it will improve.

**Besluit / Resolved:** Kennisgeneem / Noted

### 6.3.5 BUZZER

Cachet Park CID het in April 2022 'n ooreenkoms met BUZZER gesluit. Dié ooreenkoms is net nog 'n manier hoe Cachet Park CID tegnologie inkorporeer om proaktiewe area beveiliging vir ons lede te bied. BUZZER het in Oktober 2022 die titel van MTN toep van die jaar verwerf in die gesondheid afdeling, so ons gemeenskap is in goeie hande. Ons het ook in Oktober die toep beskikbaar gemaak vir alle lede in die gemeenskap, insluitend studente wie in die afgebakende gebied woon.

Cachet Park CID finalised an agreement with BUZZER in April 2022. This agreement further shows how we are proactively incorporating technology to keep our community members safe. BUZZER also won the MTN app of the year in the health category, so we are positive that our community is in good hands. We expanded our licence in October to allow more users, including students who reside in the demarcated area.



**Besluit / Resolved:** Kennisgeneem / Noted

Inligting rakende Buzzer en die requestor app sal aan lede gedeel word / [Information on Buzzer and the requestor app will be shared with members](#)

### 6.3.6 Intfin

Cachet Park CID het ook in Oktober 2022 'n ooreenkoms met Intfin gesluit wat 'n gewaarborgde verlaging in eiendomsversekering vir CID lede bied. Intfin beskik oor 'n portefeulje van 70+ versekerings-maatskappye wat sonder twyfel die beste kwotasie en dekking vir ons lede kan bied.



Cachet Park CID formulated an agreement with Intfin in October 2022. Intfin is a brokerage with 70+ insurance companies in their portfolio, this means that our members are guaranteed to find a better deal with excellent insurance companies at a lower rate.

**Besluit / Resolved:** Kennisgeneem / Noted

## **7 Finansiële verslag / Financial report:**

### **7.1 Eksterne Oudit-verslag 2021/2022 / External audit report 2021/2022**

#### **7.1.1 Agtergrond / Background**

BKD Ouditeure, in die persoon van Jonathan Baron, was reeds vanaf vroeg in 2018 tydens die beplanningsfase deel van die CID-projek. BKD is aangestel as eksterne ouditeure toe die maatskappy gestig is. Die Ledevergadering van 2019-08-26 (Notule, punt 6) het besluit om die aanstelling van BKD voort te sit. Die bestuur (rekenmeester en algemene bestuurder) het op Woensdag 19 Oktober 2022 met BKD-ouditeure (Jonathan Baron) vergader waar die verslag bespreek en goedgekeur is vir voorlegging aan die Direksie. Op Maandag 24 Oktober 2022 het bestuur die verslag aan die Direksie toegelig en het die Direksie die verslag goedgekeur vir voorlegging aan die Lede-vergadering. Sien addendum vir die volledige document: [2022 Cachet Park - Financial statements.pdf](#)

BKD Auditors, in the person of Jonathan Baron, has been part of the CID project from early in 2018 during the planning phase. BKD has been appointed as external auditors when the company was founded. The Members' Meeting of 2019-08-26 (Minutes, point 6) resolved to continue BKD's appointment. The Management (Accountant, GM) met with BKD Auditors (Jonathan Baron) on Wednesday 19 October 2022 where the report was discussed and approved to be submitted to the Board of Directors. On Monday 24 October 2022, Management elucidated the report to the Board of Directors and the Board approved the report for submission to the Members' Meeting. See addendum for the full financial statements: [2022 Cachet Park - Financial statements.pdf](#)

#### **7.1.2 Die eksterne ouditeursverslag / The External Auditors Report**

Die verslag oor die finansiële state van Cachet Park CID NPC dek die 12 maande geëindig 28 Februarie 2022. Onderaan die opinie van BKD ([2022 Cachet Park CID NPC - Financial statements.pdf](#), p6), en Meneer Baron dui aan dat hy baie tevrede is met die finansiële posisie van die CID:

The report on the financial statements of Cachet Park CID NPC covers the 12 months ended 28 February 2022. The opinion of BKD is ([2022 Cachet Park - Financial statements.pdf](#)), and Mr. Baron indicates that he is very satisfied with the financial position of the CID:

To the members of Cachet Park CID NPC

#### Opinion

We have audited the financial statements of Cachet Park CID NPC (the company) set out on pages 8 to 16, which comprise the statement of financial position as at 28 February 2022, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and the notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Cachet Park CID NPC as at 28 February 2022, and its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa.

**Besluit / Resolved:** Goedgekeur, die surplus is 'n reuse verbetering van die vorige jaar se verlies / **Approved, the surplus is a huge improvement from the previous year's deficit**

## 7.2 2021/2022 Begrote vs werklike uitgawes vergelyking / **Budget vs Actual expenditure comparison**

Die tabel toon die begrote vs werklike uitgawes vir die finansiële jaar geëindig Februarie 2022.

The table below indicates the budgeted vs actual expenditure for the financial year ended February 2022.

## Cachet Park City Improvement District

2021 - 2022 Budget vs Actual			
	BUDGET	ACTUAL	DIFFERENCE
	12 MONTHS (Excl VAT)	12 MONTHS (Excl VAT)	12 MONTHS (Excl VAT)
	R	R	R
<b>INCOME</b>	<b>R 8 584 115</b>		
Levy Contributions Received	R 8 584 115	R 6 600 137	-R 1 983 978
<b>OPERATING EXPENSES</b>	<b>R 8 584 115</b>	<b>R 6 540 267</b>	<b>-R 2 043 848</b>
<b>Auditors Remuneration</b>	<b>45 111</b>	<b>41 283</b>	<b>-3 828</b>
Accounting Fees / Auditors Remuneration	28 205	28 445	240
Accounting Fees - Debit orders monthly fee	3 016	2 895	-121
Accounting Fees - Debit orders per order fee	10 318	6 830	-3 488
Accounting Fees - Pastel	3 572	3 113	-459
<b>Loan repayment</b>	<b>619 858</b>	<b>557 809</b>	<b>-62 049</b>
<b>Office expenditure</b>	<b>171 071</b>	<b>140 464</b>	<b>-30 607</b>
Branding (website etc)	10 400	3 430	-6 970
Cleaning Expenses	9 600	7 656	-1 944
Cleaning supplies	1 984	0	-1 984
Computer expenses	0	9 113	9 113
Paper	3 969	0	-3 969
Entertainment & Refreshments	9 922	3 918	-6 004
Insurance	44 778	41 525	-3 253
Printer Rent	12 480	14 938	2 458
Printing and Stationary	12 480	0	-12 480
Repairs & Maintenance	5 292	8 049	2 757
Telephone & Internet	46 937	44 560	-2 377
Utilities / Unplanned expenses	13 229	7 275	-5 954
<b>Salaries</b>	<b>1 466 972</b>	<b>808 316</b>	<b>-658 656</b>
Salaries & Wages - Accountant - Nadri Zitzke	388 316	388 316	0
Salaries & Wages - GM - Johan Naude	420 000	420 000	0
Salaries & Wages - Additional staffing	658 656	0	-658 656
<b>Services</b>	<b>6 168 612</b>	<b>4 980 935</b>	<b>-1 187 677</b>
Grass Cutting and Street Cleaning Services	976 696	794 238	-182 458
Maintenance (road surface, lighting, signage)	600 000	7 720	-592 280
Refuse removal and recycling	961 205	924 235	-36 970
Refuse removal and recycling - 2020 Catch Up	80 000	86 000	6 000
Security Expenses - Monitoring of Camera's	3 464 160	3 080 841	-383 319
Communication Practitioner	86 551	87 901	1 350
<b>Sundry Expenses</b>	<b>112 491</b>	<b>11 459</b>	<b>-101 032</b>
Bank Charges	3 637	5 568	1 931
Collection & Legal Fees & Professional Fees	13 229	0	-13 229
Consultant Fees	32 631	0	-32 631
Marketing & Printing	13 229	3 991	-9 238
Travel - Exterior	31 154	0	-31 154
Travel - Local	14 477	1 900	-12 577
Uniforms	4 134	0	-4 134

Besparings van oor die R2 miljoen vir die jaar is hoofsaaklik as gevolg van personeel verandering en onderhandelings in diensvlak-ooreenkomstes. Dit is belangrik om kennis te neem dat die besparings geensins 'n effek op die kwaliteit van die diens gehad het nie.

Savings of more than R2 million for the year is mainly due to restructuring and renegotiated service agreements. It's important to note that the savings had no effect on the quality of the services provided.

**Besluit / Resolved:** Kennisgeneem met waardering / Noted with appreciation.

### 7.3 Kontantvloei staat tot September 2022 / Cash flow statement up to September 2022

Cachet Park CID Monthly Income and Expenditure (Vat Included where applicable)							
	2022						
	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER
	52,10%	52,21%	51,88%	51,86%	51,56%	51,62%	51,51%
<b>INCOME</b>	R 639 661	R 640 974	R 636 936	R 636 717	R 633 082	R 633 723	R 632 461
<b>Other income (Bad Debts recovered)</b>						R 2 500	R 5 000
<b>Park usage</b>	R -	R 15 000	R 3 000	R -	R -		
<b>Damage to park</b>	R -	R 4 587	R -	R -	R -		
<b>Insurance claim</b>	R -	R 2 194	R -	R -	R 14 553		
<b>Total Income</b>	R 639 661	R 655 974	R 639 936	R 636 717	R 647 634	R 636 223	R 637 461
<b>EXPENDITURE</b>	R -546 533	R -531 162	R -564 019	R -535 813	R -546 256	R -534 344	R -537 761
Accounting Fees - Debit orders monthly fee	R -976	R -994	R -937	R -995	R -911	R -982	R -1 039
Accounting Fees - Pastel	R -310	R -310	R -310	R -310	R -310	R -310	R -310
Bank Charges	R -690	R -362	R -696	R -518	R -528	R -507	R -524
Computer Expenses	R -918	R -1 138	R -814	R -814	R -3 044	R -934	R -1 059
Communication Services - Cindy Purén	R -8 668	R -	R -	R -	R -	R -	R -
Grass cutting and street cleaning	R -	R -	R -	R -	R -	R -	R -
Maintenance (road surface, lighting, signage)	R -	R -	R -16 913	R -	R -	R -	R -
Marketing	R -	R -1 200	R -	R -	R -	R -	R -
Refuse removal and recycling	R -88 573	R -88 573	R -88 573	R -88 573	R -88 573	R -88 573	R -88 573
Salaries & Wages - GM - Johan Naude	R -36 575	R -36 575	R -36 575	R -36 575	R -36 575	R -36 575	R -43 575
Salaries & Wages - Accounting - Nadri Zitzke	R -16 908	R -16 908	R -16 908	R -16 908	R -16 908	R -16 908	R -16 908
Salaries & Wages - Admin - Marné van Zyl	R -5 000	R -5 000	R -5 000	R -5 000	R -5 000	R -5 000	R -5 000
Security Expenses - Camera monitoring	R -292 956	R -294 471	R -294 471	R -294 471	R -294 471	R -294 471	R -294 471
Security Expenses - Buzzer	R -	R -2 999	R -1 974	R -1 974	R -1 974	R -1 974	R -1 974
Uniforms	R -	R -1 130	R -	R -	R -	R -	R -
Office Expenditure	R -65	R -	R -2 141	R -	R -162	R -235	R -319
Branding	R -	R -	R -1 294	R -1 294	R -		
Cleaning Expenses	R -600	R -450	R -690	R -450	R -300	R -805	R -705
Cleaning supplies	R -	R -	R -	R -	R 113	R -	R -
General Expenses	R -	R -476	R -106	R -	R -	R -	R -
Entertainment & Refreshments	R -283	R -181	R -486	R -689	R -536	R -704	R -66
Printer rent / Ink	R -2 232	R -1 386	R -1 393	R -1 393	R -1 608	R -1 445	R -1 445
Insurance	R -4 067	R -4 067	R -4 067	R -4 067	R -4 067	R -4 067	R -4 067
Park Usage	R -	R -	R -4 140	R -	R -		
Printing and Stationary	R -57	R -	R -	R -	R -	R -	R -
Repairs & Maintenance - Cameras	R -	R -5 994	R -	R -	R -14 903	R -580	
Repairs & Maintenance	R -1 307	R -30	R -446	R -263	R -	R -998	R -695
Telephone & Internet	R -3 933	R -5 568	R -4 085	R -4 113	R -4 109	R -4 087	R -4 089
Loan repayment: Anchor Members	R -44 202	R -44 202	R -44 202	R -44 202	R -44 202	R -44 202	R -44 202
Repayment of Directors Cashflow Shortfall Loan	R -9 777	R -9 777	R -9 777	R -9 777	R -9 777	R -9 777	R -9 777
VAT Payable	R -28 436	R -9 372	R -28 022	R -23 427	R -18 411	R -21 209	R -18 964
<b>Balance at end of month</b>	R 93 128	R 124 812	R 75 917	R 100 904	R 101 378	R 101 879	R 99 701
Crass Cutting and street cleaning - Catch up	R -76 489	R -76 489	R -76 489	R -152 979	R -76 489	R -76 489	R -76 489
<b>Balance after catch up</b>	R 16 639	R 48 323	R -572	R -52 075	R 24 889	R 25 390	R 23 212

**Besluit / Resolved:** Kennisgeneem / Noted

### 7.4 Lening terugbetaling-skedule / Loan repayment schedule

#### 7.4.1 Agtergrond

Cachet Park CID het reeds in April 2021 lenings proporsioneel aan ankerlede begin terugbetaal. Sover is elke maand se lenings terugbetaal, dit is 'n teken van die finansiële volhoubaarheid van die projek. Dit is steeds die beplanning om alle lenings teen 2026 af te betaal.

Cachet Park CID started the proportional repayment of loans to anchor members in April 2021, indicating the financial sustainability of the project. Cachet Park CID is still on course to repay all loans by 2026 as scheduled.

CACHET PARK CID

LOAN REPAYMENT PREDICTION - 5,75% Fee Increase (Loans repaid proportionally)					
	2019	2020	2021	2022	2023
Opening Balance	R -2 531 756,00	R -3 999 100,00	R -4 140 446,00	R -3 520 588,00	R -2 872 836,39
Anchor member's loan repayment	R -717 344,00	R -141 346,00	R 507 576,98	R 530 417,94	R 560 916,98
Director's loan repayment	R -750 000,00	R -	R 112 281,02	R 117 333,67	R 124 080,35
Closing Balance	R -3 999 100,00	R -4 140 446,00	R -3 520 588,00	R -2 872 836,39	R -2 187 839,06

LOAN REPAYMENT PREDICTION - 5,75% Fee Increase (Loans repaid proportionally)					
	2024	2025	2026	2027	2028
Opening Balance	R -2 187 839,06	R -1 472 016,86	R -723 982,65	R -	R -
Anchor member's loan repayment	R 586 158,24	R 612 535,36	R 593 665,77	R -	R -
Director's loan repayment	R 129 663,97	R 135 498,85	R 130 316,88	R -	R -
Closing Balance	R -1 472 016,86	R -723 982,65	R -	R -	R -

**Besluit / Resolved:** Kennisgeneem / Noted

## 7.5 Begroting 2023 / Budget 2023

Die Direksie-vergadering op 2022-10-24 (Notule, 11.6) het eenparig 'n verhoging van 5,75% vir die begroting aanbeveel en goedgekeur. Die besluit is geneem na onderhandeling met die diensverskaffers asook met die NWU as primêre ankerlid. Die verhoging in brandstofpryse het 'n groot effek op die diensverskaffers se kostes. Moirivier Beskerming se fooie vir 2023 styg met 7% en Servest se fooie met 6%. Dit beteken dat die ledegeld per eiendoms-waarde van R1 miljoen van R246,02 (2022) styg tot R260,16 vir 2023.

Die onderstaande tabel is 'n opsomming van die begroting vir 2022/23.

The Board meeting on 2022-10-24 (Minutes, 10.6) unanimously suggested and approved a 5,75% rise for the budget. This decision was made after negotiations with the service providers and the NWU as primary anchor member. The increase in fuel prices has an enormous effect on the fees of the service providers. Moirivier Beskerming's fees for 2023 increases with 7% and Servest's fees with 6%. This means that the membership fee per R1 million property value rises from R246,02 (2022) to R260,16 for 2023.

The table below is a synopsis of the 2022/23 budget.

<b>Cachet Park City Improvement District</b>			
<b>2023 Budget CID</b>			
	<b>Average Per Month</b>	<b>Months</b>	<b>12 MONTHS (Excl VAT)</b>
	<b>R</b>		<b>R</b>
<b>INCOME</b>	<b>R 590 889</b>		<b>R 7 090 668</b>
Levy Contributions Received	R 590 889	12	R 7 090 668
<b>OPERATING EXPENSES</b>			<b>R 7 089 667</b>
<b>Auditors Remuneration</b>			<b>R 48 876</b>
Accounting Fees / Auditors Remuneration	R 2 597	12	R 31 164
Accounting Fees - Debit orders monthly fee	R 264	12	R 3 168
Accounting Fees - Debit orders per order fee	R 899	12	R 10 788
Accounting Fees - Pastel	R 313	12	R 3 756
<b>Loan repayment</b>			<b>R 684 997</b>
<b>Office expenditure</b>			<b>R 182 016</b>
Cleaning Expenses	R 660	12	R 7 920
Cleaning supplies	R 125	12	R 1 500
General Office Expenses	R 1 449	12	R 17 388
Entertainment & Refreshments	R 640	12	R 7 675
Insurance	R 5 128	12	R 61 541
Printer Rent / Ink / Paper	R 1 629	12	R 19 548
Stationary	R 200	12	R 2 400
Telephone & Internet	R 4 337	12	R 52 044
Unplanned expenses	R 1 000	12	R 12 000
<b>Salaries &amp; Staff</b>			<b>R 758 616</b>
<b>Services</b>			<b>R 5 347 806</b>
Grass Cutting and Street Cleaning Services	R 82 945	12	R 995 340
Additional Services	R 10 000	12	R 120 000
Refuse removal and recycling	R 77 020	12	R 924 234
Security Expenses - Monitoring of Camera's	R 273 986	12	R 3 287 832
Security Expenses - Other	R 1 700	12	R 20 400
<b>Sundry Expenses</b>			<b>R 67 356</b>
Bank Charges	R 520	12	R 6 240
Collection & Legal Fees & Professional Fees	R 457	12	R 5 484
Marketing & Branding	R 1 236	12	R 14 832
Travel - Local	R 1 000	12	R 12 000
Uniforms	R 400	12	R 4 800
Workman's Compensation	R 2 000	12	R 24 000
<b>SURPLUS for 2023</b>			<b>R 1 001</b>

**Besluit / Resolved:** Goedgekeur / Approved

## 8 Rekenmeester pos / Accountant position

Nadri Zitzke, Cachet Park CID se rekenmeester het teen einde 2022 besluit om voort te gaan met nuwe verwickelinge. Sy was deel van Cachet Park CID van die begin af (Januarie 2019) en het eerstehands gesien hoe die projek ontwikkel tot waar hy vandag is. Sy het 'n kern rol gespeel in die suksesse wat deurlopend behaal is. Ons is dankbaar vir haar bydrae tot die sukses van Cachet Park CID en wens haar die beste toe vir die toekoms.

Die pos van deeltydse rekenmeester was in die plaaslike koerant (die Herald, 10 November) en op die Cachet Park CID sosiale media platforms (Facebook) adverteer en die bestuur is tans besig om onderhoude met potensiële kandidate te voer.

Nadri Zitzke, accountant of Cachet Park CID tendered in her resignation at the end of 2022 to focus on new endeavours. She was a crucial part of Cachet Park CID since the inception of the project in January 2019 and witnessed first hand how Cachet Park CID evolved into what is today. We appreciate and thank her for her service towards the CID and wish her well with her future endeavours.

The position of part-time accountant was advertised in the local paper (Herald, 10 November) as well as the Cachet Park CID social media platform (Facebook) and management with the directors are in the process of interviewing potential candidates for the position.

**Besluit / Resolved:** Kennisgeneem / Noted

## 9 Gevolgtrekking / Conclusion

Afgesien van die gevolge wat die Covid-pandemie nagelaat het, kon Cachet Park CID steeds onveranderd, dag in, dag uit dienste lewer sonder enige onderbrekings. 2022 was 'n uitdagende jaar vir almal in die besigheid sektor, so ook in die nie-winsgewinde sektor. CID-lidgelde word nie noodwendig as prioriteit op die uitgawe state herken nie en is gewoonlik die eerste diens/koste wat gesny word wanneer daar gespaar moet word. Ons wil weereens dankie sê aan al ons lede, belanghebbendes, gemeenskap, direkteure en bestuur vir hul ondersteuning en samewerking deur 2022. Ons kon inderdaad hoë mylpale bereik en kan daagliks die verskil in ons gemeenskap sien. Ons kon finansiële stabiliteit bereik, ankerlid gelde terugbetaal en gelde opvang wat deur die pandemie kontantvloei belemmer het.

Soos meeste weet is die stand van sake by die JB Marks munisipaliteit nie waar dit moet wees nie, so sukkel ons raadslede om effektiewe vergaderings te hou om die CID-beleid



voor die raad te bring. Ons hou moed, bly positief en glo dat dit in die toekoms sal realiseer. Willem Coetzee en Adv. Nic Laubscher is steeds hard aan die baklei om dit moontlik te maak en ons is dankbaar vir hul deursettingsvermoë.

The aftershock caused by the Covid-19 pandemic is still being felt by our company and community. We could still, through these odds provide our services to the community without any delays, issues or problems. 2022 proved a tough year for all sectors, including the non-profit sector as our fees are usually the first to be cut as it still is regarded by some as a luxury, not a necessity. We would like to thank our community, our members, our stakeholders, our directors and management for their support throughout a difficult year. We achieved incredible milestones in 2022 and still see the difference we bring to the community on a daily basis. We achieved financial stability under difficult circumstances, repaid loans to anchor members. We also caught up on overdue payments to service providers because of cash flow issues caused by the pandemic.

As most of you know, the situation at JB Marks Municipality is far from where it should be, our council members struggle to hold effective meetings to present the CID policy at council. We remain positive and still believe that this will be resolved in the future. Willem Coetzee and Adv. Nic Laubscher are still hard at work in realising this and we thank them for their determination.

**Besluit / Resolved:** Kennisgeneem / Noted

'n Spesiale woord van dank aan alle lede, belanghebbendes en direkteure. Sonder julle sal die CID nie wees waar dit vandag is nie. Dankie vir julle waardevolle terugvoer en deel wees van die projek / *A special thanks to members, stakeholders and directors. Without you we wouldn't be where we are today. Thank you for your feedback and for being part of the project.*

#### **10 Volgende lede vergadering / *Next member meeting***

Die datum sal aangekondig word / *The date will be announced.*

#### **11 Afsluiting / *Closure* – Prof. Daryl Balia (Chair)**

Baie dankie aan almal wat vanaand bygewoon het.

*Thank you to all who attended tonight's function.*