



CLUB ITALIANO DI CITTÁ DEL CAPO

ITALIAN CLUB OF CAPE TOWN

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Special General Meeting Minutes

Date: Sunday 23rd April, 2017

Time: 15:00

1. OPENING and WELCOME:

The President Mrs C Grauso welcomed and thanked those members in attendance.

Mrs Grauso also advised the members that as there was not a quorum and in term of article 4 (E) the meeting was adjourned and re-open in second convocation after 30 minutes.

Article 4 E – Legal number required for a “quorum”. The General Meeting of members, ordinary and special, shall be constituted by the presence of at least 25% of the members with the right to vote. If such quorum is not present within 30 minutes of the time designated for the opening of the meeting, the meeting shall be immediately adjourned in second convocation. The Meeting in second convocation is valid whatever the number of members present and the decisions taken are binding on all members.

2. APOLOGIES: received from the Italian Consul Mr. A Tagliaferri

3. ATTENDANCE REGISTER: ESTABLISH QUORUM

The meeting re-opened at 15:30. Of the 410 paid up members 45 members were present.

4. APPROVAL OF PREVIOUS MINUTES: N/A

5. RENEWAL OF CITY COUNCIL LEASE AGREEMENT:

The president Mrs C Grauso explained the reason for convening this “Special Meeting”. The 25 year lease had expired in 2013 and that after numerous meetings and emails with the City Council, the council presented a new lease agreement with rental based at a commercial rate. Now that the ICCT erf 19251 & 19252 measuring +/- 2.8 ha has been captured into the City Council system, the council is in a position to charge commercial rates.

At the meeting with council in March 2017 to negotiate a new lease the following was decided.

5.1 The commercial rate rental would apply to the income generating area of the club, i.e. the restaurant and the bar. This covered an area of 1,000 sqm and at a rate of R38/sqm amounted to R38,000 pm rental (excl VAT).

5.2 Rates would be charged on the total area of the property, this was estimated at R16,000 pm

• **Action: Here the ICCT needs to register as NPO to claim back rates**

5.3 In total the rental would amount to R54,000 pm (excl VAT)

5.4 Subject to Council approval this would be advertised in the local news paper and should any interested party make an offer to the City Council the ICCT would be given the 1st option to meet the offer.

5.5 The new lease rental agreement would run for 10-years with an option for another 10 years and rental would be reviewed every 5 years.

5.6 The rental & rates would commence from 1st April 2017 while the lease agreement/process is being finalised.

Mrs Grauso explained that the ICCT is financially in a “healthy” position, with income of R80,000 pm and R200,000 in the bank, with expenses +/- R35,000 pm (R400,000 in 2016). Furthermore, income can be generated by increasing subs and investigate other areas of fundraising. This would require all sporting sections and members to support fundraising initiatives.

Mrs Grauso questioned our objectives for keeping the club alive, is it for the,

- a. "Boccedrome" sporting sections? Not income generating.
- b. Conventional 11-a-side soccer? Not income generating.
- c. Restaurant facilities? Income generating.
- d. 5-a-side football? Income generating.
- e. Sentimental value? Or a
- f. Legacy for future Italian families?

Mrs Grauso made the following proposals that were accepted by members;

- A. We could buy property elsewhere, make improvements thereon and pay-off the bond and the property with improvements would belong to the ICCT.
Or,
- B. We could make the City Council an offer to buy the current ICCT leased property with improvements - do we want to stay in Rugby? If we were to buy the existing property it would be in our interest to sign the new rental lease agreement subject to the terms and conditions suitable to the ICCT, and as lease holder we may have preference in negotiating the purchase of the erf 19251 & 19252 with Council.
- C. **Can we make a decision now?** The consensus by members was NO. Instead it was agreed by the meeting that a steering committee would be formed with the nominated members below who have both the experience and qualifications to investigate and provide the management committee with options by July 2017. The following were nominated and accepted, Messrs. Raffaele Panebianco; Renato Fioravanti; Carlo Bravetti; Nick Barnard; and Chris Casalena; and ANO with legal knowledge (Chrystal to appoint)

Objective of the Steering Committee, would be to draw up a sustainable plan to take the "Club" forward and present this plan to the ICCT management committee. Thereafter, the Management Committee will review the "plan" and call a Special General Meeting to present the findings to the "Club" members. **While the steering committee are investigating options the Management committee will check the new lease agreement so that the conditions of the lease are flexible enough for the ICCT to exercise the options propose by the steering committee, e.g. a clause to terminate the rental lease agreement prior to the 10 year expiry of the lease.**

6. QUESTIONS & ANSWERS:

Stan Weintrop:

1. During the investigation for new land – is there a need to have a football field as this is costly and does not generate income.
2. Are we being charged commercial rate on the rest of the property such as soccer field?
 - No
3. Should we be considering entering a partnership with a Property Developer?
 - Yes, but this must follow a process, e.g. enter into a block share scheme.

Nick Barnard:

1. If we should enter into a rental lease agreement with Council - what guarantee is there that we would be guaranteed to buy the ICCT land?
2. Yes, but this must follow a process, e.g. enter into a block share scheme.
 - No guarantee, but we should consider this as an option in the new lease agreement to buy the ICCT land.
3. Is there any compensation for the ICCT building?
 - No, as the conditions of the existing lease required that we present the Council with a schedule of improvements with costs. The plans have still to be submitted to Council.

Renato Fioravanti:

1. Is the Council prepared to sell the ICCT land?
 - The protocol to sell the ICCT land would require the application would have to pass through numerous council depts., e.g. does the Council have plans for the area for which

the ICCT land would be used such as for sub economic housing which is close to transport.

- The steering committee should investigate and guide us if we should buy, or look for alternative land.

Luigi Tollon:

1. Can we get a vote from members what they would prefer to do?

- a. Remain on the existing land?
- b. Look for an alternative property?

- The member consensus is “a” for the ICCT to remain here.

Mirella Kunz: Would it be possible to sub-divide the ICCT land?

- Yes, However, this application would have to follow Council protocol,

Chris Casalena: We need to think bigger – not limit our decisions to small thinking, e.g. our location limits us to attract members.

Maurizio Dal Prato: The Italian population is +/- 10,000. Consider a 3 month survey of all patrons to the club restaurant – would they be prepared to support club initiatives.

- A better and more practical approach is to market what the club has to offer.

CLOSING:

There being no further questions the president Mrs C. Grauso thanked the members for their attendance and participation and proceeded to close the meeting in preparation for the AGM

As there was no further business to discuss the meeting closed at 16.20

ACCEPTED : -----

Signed: (President C Grauso)

Date: _____