



SOMERSET WEST CITY IMPROVEMENT DISTRICT AGM 16 OCTOBER 2024

MINUTES OF THE SOMERSET WEST CID (SWCID) ANNUAL GENERAL MEETING HELD ON 16 OCTOBER 2024 AT THE FARMHOUSE COFFEE SHOP, TRADING POST CENTRE, SOMERSET WEST AT 15H00

Present

Bertus de Waal	(BdW)	Chairperson and Director – SWCID
Michelle Stander	(MS)	Director – SWCID
Yolanda van der Spuy	(YvdS)	Director – SWCID
Gene Lohrentz	(GL)	MD of SWCID Management Company
Jaco Wessels	(JW)	SWCID Management Company
Wejaen Viljoen	(WV)	SWCID Management Company
Cllr Norman McFarlane	(NM)	Board Observer - SWCID

1. WELCOME a. The Chairperson welcomed all present and thanked all involved for their support. He handed the proceedings over to GL.	ALL
2. QUORUM TO CONSTITUTE A MEETING a. Brief apologies were noted, with updates on membership. b. GL noted that one new membership applications were received during the year from the Farlem Trust. c. GL announced that a quorum is present and that the meeting is properly constituted.	ALL
3. APPROVAL OF MINUTES a. The minutes of the previous AGM were approved by a show of hands.	ALL
4. APPROVAL OF THE AGENDA a. GL presented the meeting with the agenda and asked whether anyone would like to add something to it. b. Nothing was added, and the agenda as presented was approved.	ALL
5. CHAIRPERSON'S REPORT a. BDW read the Chairperson's Report out loud for the members present.	ALL
6. OPERATIONAL REPORT a. GL gives operational feedback b. Security teams reported over 25,000 incidents using a new WhatsApp-based application with photographic documentation for each incident. While some incidents involved repeat encounters with the same individuals, this system provided transparency and accountability.	ALL

Minutes Approved: _____

SWCID Chairperson

<ul style="list-style-type: none"> c. The team’s role was described as interrupting opportunities for crime rather than direct policing. For instance, by removing loose bricks and items that could be used as weapons, they aimed to reduce potential crimes. d. Strategies included discouraging the establishment of makeshift structures, ensuring quick removal of any materials that could lead to temporary shelters. e. The CID team frequently interacts with the public, assisting individuals with minor issues like car troubles to prevent opportunistic crimes. f. The team collected over 8,700 bags of litter and managed 2,080 illegal dumping sites. They routinely serviced public waste bins to maintain cleanliness, with additional measures in place to discourage people from removing recyclables and littering. g. A partnership with local shelters provided jobs for homeless individuals to sort recyclables from public bins. This initiative supported the city’s goal to reduce landfill waste by 2027, with a long-term plan to divert organic waste to composting facilities. h. The CID undertook urban beautification projects, such as placing potted plants and trees in public spaces, maintaining green spaces, and weeding to enhance the area's aesthetic. This not only improved the visual appeal but also encouraged community pride and discouraged littering. 	
<p>7. ACCEPTANCE OF THE AUDITED FINANCIAL STATEMENTS</p> <ul style="list-style-type: none"> a. The meeting adopted and approved the AFS of the SWCID. 	ALL
<p>8. APPROVAL OF THE BUDGET FOR THE YEAR 2025/26</p> <ul style="list-style-type: none"> a. GL presented the CID’s budget and business plan for 2025-2030, with a conservative expenditure growth of 5.8-6.9%. b. Rising security costs were mentioned, with plans to manage costs without compromising service quality. c. Law enforcement officer budgets were notably challenging, requiring negotiations to secure cost-effective support. The City’s proposal of R300 000 but was rejected and an amount of R268 000 was agreed upon. d. A proposal to allocate R125 000 of surplus funds to support the Village Collective was discussed. e. This initiative aimed to boost business and visitor engagement in the area, creating a vibrant environment that extended beyond typical business hours. f. GL explains to the members what exactly the Village Collective’s goal is for the Somerset West CID. g. The members present accepted the proposed budget and 5-year term budget. 	ALL
<p>9. APPROVAL OF THE IMPLEMENTATION PLAN FOR THE YEAR 2025/26</p> <ul style="list-style-type: none"> a. The meeting supported and approved the Implementation Plan. 	ALL
<p>10. AUDITORS FOR 2023/2024 AND APPOINTMENT OF THE COMPANY SECRETARY</p> <ul style="list-style-type: none"> a. A motion to approve the reappointment of existing auditors and tax advisory services was presented and accepted by the members. 	ALL
<p>11. STAND DOWN & ELECTION OF BOARD MEMBERS</p> <ul style="list-style-type: none"> a. Board elections were conducted as required. b. The Chairperson resigned and was re-elected. c. Dawie Malan resigned but did not make himself available for re-election. 	ALL

<p>12. QUESTIONS AND GENERAL</p> <ul style="list-style-type: none"> a. The member, who represented the local neighbourhood watch, suggested creating a CID for Round Bay or expanding the current CID to include it. b. The representative highlighted that expanding CID services to Round Bay could provide benefits to both residential and business communities by enhancing public safety, cleanliness, and urban maintenance. c. A discussion ensued about the financial implications and the rating structure for residential versus commercial properties. d. The CID's current setup primarily serves commercial areas, which have a higher rate in the rand (property tax) than residential areas would. e. The member who proposed the Round Bay expansion raised a question about how the special rate would apply to residential versus commercial properties. They pointed out that a separate rate structure might be necessary for residential properties. f. City representative explained that in similar cases, it is possible to apply differentiated rates based on property types. g. Commercial properties often pay a higher rate in the rand because they tend to have greater usage of and reliance on CID services. 	ALL
<p>13. CLOSURE</p> <ul style="list-style-type: none"> a. The Chairperson thanked all present and adjourned the meeting. 	ALL