

**SOMERSET WEST CITY IMPROVEMENT DISTRICT  
AGM  
7 OCTOBER 2025**

**MINUTES OF THE SOMERSET WEST CID (SWCID) ANNUAL GENERAL MEETING HELD ON 7 OCTOBER 2025  
AT THE FARMHOUSE COFFEE SHOP RESTAURANT, THE TRADING POST CENTRE, 53 CALEDON STREET,  
SOMERSET WEST AT 15H00**

**Present**

|                      |        |                    |
|----------------------|--------|--------------------|
| Michelle Stander     | (MS)   | Chairperson        |
| Bertus de Waal       | (BdW)  | Director           |
| Yolanda van der Spuy | (YvdS) | Director           |
| Gerhard Nel          | (GN)   | Director           |
| Gene Lohrentz        | (GL)   | Management Company |
| Jaco Wessels         | (JW)   | Management Company |
| Wejaen Viljoen       | (WV)   | Management Company |

Please see the attached attendance register for a list of additional attendees:

|                                                                                                                                                                                                                                    |                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>1. REGISTRATION</b><br>a. Members present were recorded at the meeting. Attendance was sufficient to proceed with the AGM.                                                                                                      | <b>Wejaen Viljoen</b> |
| <b>2. WELCOME AND APOLOGIES</b><br>a. The Chairperson welcomed all members and stakeholders present. No apologies were received or noted.                                                                                          | <b>Chairperson</b>    |
| <b>3. MEMBERSHIP</b><br>3.1 Resignations<br>a. No resignations from membership were recorded during the period under review.<br>3.2 New Members<br>a. No new members were admitted to the SWCID membership since the previous AGM. | <b>Gene Lohrentz</b>  |
| <b>4. QUORUM TO CONSTITUTE A MEETING</b><br>a. The Chairperson confirmed that a quorum was present in accordance with the Memorandum of Incorporation. The meeting was duly constituted.                                           | <b>Chairperson</b>    |
| <b>5. PREVIOUS AGM MINUTES</b><br>5.1 Approval<br>a. The minutes of the previous AGM were tabled and approved unanimously by the members present.<br>5.2 Matters Arising<br>a. No matters arose from the previous AGM minutes.     | <b>Members</b>        |
| <b>6. CHAIRPERSON'S REPORT</b>                                                                                                                                                                                                     | <b>Chairperson</b>    |

Minutes Approved:



SWCID Chairperson

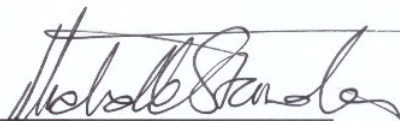
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| <p>a. The Chairperson presented the report for the 2024/25 financial year, highlighting strong governance, sound financial management, and consistent service delivery.</p> <p>b. Key points included:</p> <p>c. Regular Board and committee meetings held with full governance compliance.</p> <p>d. Adoption of the five-year Business Plan (2025–2030).</p> <p>e. Confirmation of a formal Code of Conduct for directors.</p> <p>f. Ongoing collaboration with the City of Cape Town CID Department.</p> <p>g. Financial stability maintained, with expenditure remaining within approved budgets.</p> <p>h. The Chairperson thanked management, service providers, the City, and stakeholders for their continued support.</p> <p>i. The Chairperson's report was approved.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |               |
| <p><b>7. FEEDBACK ON OPERATIONS 2024/25</b></p> <p>a. Operational feedback for the year was presented, covering public safety, urban management, and infrastructure maintenance.</p> <p>b. Key operational highlights included:</p> <ul style="list-style-type: none"> <li>• One patrol vehicle operating full-time and four foot patrol officers during weekdays.</li> <li>• 26,331 public safety incidents recorded.</li> <li>• Expansion of the CCTV network, including AI-enabled monitoring and improved coverage at key nodes.</li> <li>• Effective response to crime incidents, public assistance, emergencies, and traffic accidents.</li> <li>• Continued focus on cleansing services, including litter removal, graffiti eradication, drain cleaning, and weed control.</li> <li>• Urban cleaning achievements included: <ul style="list-style-type: none"> <li>○ 8,784 refuse bags collected.</li> <li>○ 135 illegal dumping sites cleared.</li> <li>○ 223 green bin services completed.</li> <li>○ 191 stormwater drains cleaned.</li> <li>○ 90 urban defects repaired or reported.</li> </ul> </li> </ul> <p>c. Improved stormwater management with minimal flooding during winter months.</p> <p>d. Ongoing social upliftment initiatives, including recycling and collaboration with shelters and community partners.</p> <p>e. Strengthened partnerships with City departments, including City Parks and the Department of Justice, resulting in practical improvements in public spaces.</p> <p>f. The operational report was noted by members.</p> | Gene Lohrentz |
| <p><b>8. APPROVAL OF THE ANNUAL REPORT FOR 2024/25</b></p> <p>a. The Annual Report for the 2024/25 financial year, which has been distributed and made available on the website, was approved by the members.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Members       |
| <p><b>9. NOTING OF AUDITED FINANCIAL STATEMENTS 2024/25</b></p> <p>a. The audited financial statements for the year ended 2024/25 were presented and noted. A clean audit was confirmed.</p> <p>b. The Annual Financial Statements were approved.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Gene Lohrentz |
| <p><b>10. BUDGET</b></p> <p><b>10.1 Noting of Additional Surplus Funds Utilised in 2024/25</b></p> <p>a. The utilisation of additional surplus funds during the 2024/25 year, as previously approved by the Board, was noted.</p> <p><b>10.2 Approval of Additional Surplus Funds Utilisation for 2025/26</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Gene Lohrentz |

Minutes Approved: 

SWCID Chairperson

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <p>a. The proposed utilisation of surplus funds for the ongoing support of the Village Collective initiative was approved.</p> <p><b>10.3 Approval of Surplus Funds Utilisation for 2026/27</b></p> <p>a. The proposed utilisation of surplus funds for the 2026/27 financial year was approved.</p> <p><b>10.4 Approval of the Budget for 2026/27</b></p> <p>a. The proposed budget for 2026/27 was presented and approved.</p> <p>b. Key points included:</p> <ul style="list-style-type: none"> <li>• Total budget remained unchanged in value, with internal reallocations.</li> <li>• Increased provision for law enforcement costs.</li> <li>• Overall expenditure growth limited to 6.9%, below the industry average, to minimise impact on property owners.</li> </ul> |             |
| <p><b>11. APPROVAL OF THE IMPLEMENTATION PLAN FOR 2026/27</b></p> <p>a. The Implementation Plan for 2026/27, aligned with the approved Business Plan and City requirements, was tabled and approved.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Members     |
| <p><b>12. APPOINTMENT OF A REGISTERED AUDITOR</b></p> <p>a. The reappointment of C2M as the registered auditor was approved and remains in effect.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Members     |
| <p><b>13. CONFIRMATION OF COMPANY SECRETARY</b></p> <p>a. The appointment of C2M as Company Secretary was confirmed and remains in place. Wejaen Viljoen will be formally registered as the Company Secretary, with the majority of company secretarial duties carried out by C2M.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Members     |
| <p><b>14. ELECTION OF BOARD MEMBERS</b></p> <p>a. In accordance with the Companies Act, Michelle Stander and Gerhard Nel resigned by rotation and made themselves available for re-election. Both were re-elected by the members present.</p> <p>b. Both retiring directors made themselves available and were unanimously re-elected by the members.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      | Members     |
| <p><b>15. GENERAL</b></p> <p>a. No additional matters were raised.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | None        |
| <p><b>16. Q &amp; A</b></p> <p>a. Members were afforded the opportunity to raise questions. Clarifications were provided where required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ALL         |
| <p><b>17. ADJOURNMENT</b></p> <p>a. There being no further business, the Chairperson thanked all attendees and adjourned the meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Chairperson |

Minutes Approved: \_\_\_\_\_



SWCID Chairperson



### Somerset West AGM Attendance Register

| NAME AND SURNAME     | COMPANY NAME      | Date           | PHONE NUMBER                | EMAIL ADDRESS                 | SIGNATURE          |
|----------------------|-------------------|----------------|-----------------------------|-------------------------------|--------------------|
| Bertus De Waal       | DewVest           | 7 October 2025 | 083 611 1646 / 066 281 2057 | bertus@dewvest.co.za          | <i>[Signature]</i> |
| Michelle Stander     | Nadmic (PTY) Ltd  | 7 October 2025 | 079 494 3955                | michelle@nadmic.co.za         | <i>[Signature]</i> |
| Gerhard Nel          | Rola Group        | 7 October 2025 | 082 457 2305                | gerhardn@rolagr.co.za         | <i>[Signature]</i> |
| Yolanda Van Der Spuy | Valerida          | 7 October 2025 | 082 410 9302                | Yolanda@vdsacc.co.za          | <i>[Signature]</i> |
| Dawid Jacobus Malan  | Garrick (PTY) Ltd | 7 October 2025 | 063 663 4264                | maintenance@proptick.co.za    |                    |
| Bonita Ascott        | City of Cape Town | 7 October 2025 | 021 400 3267                | Bonita.ascott@capetown.gov.za |                    |
| Gene Lohrentz        | Geocentric        | 7 October 2025 | 083 255 76 57               | gene@geocentric.co.za         |                    |
| Jaco Wessels         | Geocentric        | 7 October 2025 | 062 650 33 22               | jaco@geocentric.co.za         | <i>[Signature]</i> |
| Wejaen Viljoen       | Geocentric        | 7 October 2025 | 062 753 4779                | wejaen@geocentric.co.za       | <i>[Signature]</i> |
| Angelina Macias      | Geocentric        | 7 October 2025 | 074 314 8500                | angelina@geocentric.co.za     | <i>[Signature]</i> |
| Jeremy Visagie       | Geocentric        | 7 October 2025 | 061 971 6115                | jeremy@geocentric.co.za       | <i>[Signature]</i> |

*Michelle Stander*



Somerset West AGM Attendance Register

| NAME AND SURNAME | COMPANY NAME | Date           | PHONE NUMBER | EMAIL ADDRESS           | SIGNATURE   |
|------------------|--------------|----------------|--------------|-------------------------|-------------|
| R Nolte          | Securite     | 7 October 2025 | 0814149982   | "                       | [Signature] |
| Herman RAS       | Securite     | 7 October 2025 | 0832272829   | Herman@securite.co.za   | [Signature] |
| Flora Chang      | Chang Trust  | 7 October 2025 | 096099366    | flora.chang@citro.co.za | [Signature] |
| Craig Austin     | Securite     | 7 October 2025 | 082366889    | craig@securite.co.za    | [Signature] |
| V. Coetzee       | Private      | 7 October 2025 | 0833794813   | v.coetzee@yahoo.com     | [Signature] |
|                  |              | 7 October 2025 |              |                         |             |
|                  |              | 7 October 2025 |              |                         |             |
|                  |              | 7 October 2025 |              |                         |             |
|                  |              | 7 October 2025 |              |                         |             |
|                  |              | 7 October 2025 |              |                         |             |
|                  |              | 7 October 2025 |              |                         |             |
|                  |              | 7 October 2025 |              |                         |             |

*Michael Bander*