



**PAROW EAST INDUSTRIAL CITY
IMPROVEMENT DISTRICT
AGM
13 OCTOBER 2025**

MINUTES OF THE PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT (PEICID) ANNUAL GENERAL MEETING HELD ON 13 OCTOBER 2025 AT DIESEL-ELECTRIC, 27 JONES STREET, PAROW EAST, CAPE TOWN, 7500 AT 15H00

Present

Michael Birch	(MB)	Chairperson
Werner Barnard	(WB)	Director
Donald Gary Nieuwstad	(DGN)	Director
Matthys van Eck	(MvE)	Director
Mohamed Ramdass	(MR)	Director
Gene Lohrentz	(GL)	Management Company
Jaco Wessels	(JW)	Management Company
Wejaen Viljoen	(WV)	Management Company

Apologies

Emile du Toit	(EdT)	Director
Jacoline Visser	(JV)	Board Observer

See the attached attendance register for additional attendees:

1. REGISTRATION a. Members and attendees registered on arrival. Attendance was confirmed, and eligible members were identified for voting purposes.	Wejaen
2. WELCOME & APOLOGIES a. The Chairperson welcomed all attendees and thanked them for their participation. Apologies were received from Councillor Visser and Emile du Toit.	Chairperson
3. MEMBERSHIP 3.1 Resignations a. No resignations from membership were reported during the period. 3.2 New Members a. No new membership applications were received or approved prior to the AGM.	Gene Lohrentz
4. QUORUM TO CONSTITUTE A MEETING a. It was confirmed that sufficient registered members were present to form a quorum. The meeting was therefore duly constituted.	Chairperson
5. PREVIOUS AGM MINUTES 5.1 Approval a. The minutes of the previous AGM had been distributed in advance and were tabled for approval. Members indicated their agreement, and the minutes were approved by a show of hands.	Members

Minutes Approved: _____

PEICID Chairperson

5.2 Matters Arising a. No material matters arising from the previous AGM were raised. The Chairperson noted that the previous meeting had been straightforward and that no unresolved issues were carried forward.	
6. CHAIRPERSON'S REPORT a. The Chairperson presented the report for the 2024–2025 financial year, noting that this represented the second full year of operations of the district. b. Key highlights included: - Continued consolidation of operational systems and governance structures. - Ongoing delivery on the mandate to create a cleaner, safer, and more attractive industrial area. - Strong performance in public safety, cleaning, and urban maintenance programs. - Sustained patrol visibility and improved response coordination. - Significant support from CCTV systems, enhanced by artificial intelligence analytics, with more than 11,000 triggers recorded in one quarter. - Establishment of a joint working group with PRASA and Transnet to address railway line security and informal occupation. - Improved access control and reduced encroachment along the rail corridor. - Visible improvements in street-level maintenance following training and accreditation by the City's Roads and Stormwater Department. - Ongoing challenges related to illegal dumping and littering, managed through monitoring and municipal partnerships. - Sound financial performance, enabling reinvestment in infrastructure and security technology. c. The Chairperson expressed appreciation to Geocentric Urban Management, service providers, the City of Cape Town, and member property owners for their continued support. d. The members noted and approved the Chairperson's report.	Chairperson
7. FEEDBACK ON OPERATIONS 2024/25 a. Operational feedback for the year was presented, covering public safety, urban management, and infrastructure maintenance. b. Key operational highlights included: - One patrol vehicle with two officers operating 24/7. - Approximately 1,700 public safety incidents were recorded during the year. - Over 45,000 kilometres patrolled. - Regular engagement with informal collectors and individuals entering the precinct. - Assistance provided to motorists, including jump-starts, flat tyres, and breakdowns. - Recovery of stolen or abandoned items such as bins, trolleys, and infrastructure components. - Successful response to criminal incidents, including armed robbery and attempted break-ins. - Effective use of AI-enabled CCTV to detect suspicious behaviour. - Support to law enforcement through evidence and tracking. c. Emergency and Incident Management - Response to fires along the railway line. - Management of vehicle accidents involving CID assets. - Coordination with SAPS and emergency services.	Gene Lohrentz

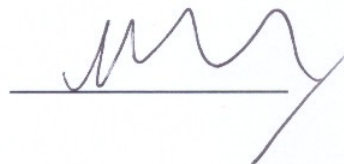
Minutes Approved: _____



PEICID Chairperson

d. Cleaning and Maintenance - Nearly 3,000 bags of litter were collected. - Drains cleaned 284 times, contributing to minimal flooding. 116 urban defects were repaired directly or escalated to the City. 557 servicing of public litter bins. - Significant reduction in illegal dumping volumes. - Removal of loose debris and hazardous materials. - Ongoing vegetation and garden maintenance. - Use chicken mesh under drains to reduce blockages. e. Urban Management - Repair of signage, poles, and minor infrastructure. - Collaboration with Mould Empower Serve (MES) for temporary labour support. - Regular engagement with businesses to address concerns and promote the use of control room services. f. Overall, management reported that operational standards had improved consistently, and the precinct was now significantly cleaner and safer than in previous years.	
8. APPROVAL OF THE ANNUAL REPORT FOR 2024/25 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.	Members
9. NOTING OF AUDITED FINANCIAL STATEMENTS 2024/25 a. The audited financial statements for the year ended 2024/25 were presented and noted. A clean audit was confirmed. b. The Annual Financial Statements were approved.	Gene Lohrentz
10. BUDGET 10.1 Noting of Additional Surplus Funds Utilised in 2024/25 a. No additional surplus utilisation was required beyond what had been approved at the previous AGM. 10.2 Approval of Additional Surplus Funds Utilisation for 2025/26 a. No new surplus utilisation proposals were tabled. 10.3 Approval of Surplus Funds Utilisation for 2026/27 a. No additional surplus allocations were proposed. 10.4 Approval of the Budget for 2026/27 a. The budget was aligned with the five-year business plan. b. Adjustments were required due to: - Increased public safety costs under national wage dispensation. - Depreciation and replacement provisioning for CCTV infrastructure. c. A revised budget of approximately R21,949 above the original projection was proposed. d. The effective increase to members was approximately 6.8%. e. Members approved the 2026/27 budget.	Gene Lohrentz
11. APPROVAL OF IMPLEMENTATION PLAN 2026/27 a. The implementation plan for the final year of the five-year cycle (1 July 2026 to 30 June 2027) was presented. b. Key points: - The plan remained largely unchanged. - Focus on maintaining existing service levels. - Continued emphasis on safety, cleaning, and maintenance.	Members

Minutes Approved: _____



PEICID Chairperson

Alignment with long-term strategic objectives. c. Members approved the implementation plan.	
12. APPOINTMENT OF A REGISTERED AUDITOR a. C2M was confirmed as the organisation's external auditor for the forthcoming year. Members expressed satisfaction with the quality and consistency of their service.	Members
13. CONFIRMATION OF COMPANY SECRETARY 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.	Members
14. ELECTION OF BOARD MEMBERS a. In accordance with the Memorandum of Incorporation and rotation requirements, Werner Barnard and Gary Nieuwstad retired by rotation. b. Both made themselves available for re-election and were unanimously re-elected as directors. Members expressed appreciation for their continued contribution and guidance.	Members
15. GENERAL a. General observations relating to operations, community engagement, and service delivery were shared. No matters requiring formal decisions were raised.	ALL
16. Q & A a. The Chairperson opened the floor for questions and comments. b. Key points raised: - No major operational or financial concerns were presented. - Members commended the improvement of the precinct over the past four years. - Recognition was given to Geocentric for early support and continued assistance. - Thanks were extended to management, board members, and staff. - The general sentiment was positive, with strong support for current leadership and management.	ALL
17. ADJOURNMENT a. With no further business, the Chairperson formally closed the meeting. Members were invited to remain behind to discuss individual matters with management if required.	Chairperson

Minutes Approved:



PEICID Chairperson