



Notice was given of the Annual General Meeting (AGM) of the Mitchell's Plain Town Centre Improvement District (MPTCID) that took place on Friday, the 2nd of December 2024, at Lentegour Administrative Building Chambers, Cnr of Melkbos and Merrydale Avenues, Lentegour, Mitchells Plain, where the following items were discussed and recorded as follows:

MINUTES OF AGM

1. Chairman Dr Bradley Bordiss opened the meeting and welcomed all present at 10 am.
2. Registration – There was no new registrations.
3. Roll call of those present: Hard Copy Register signed.
 - a. Fairoz Osman – Director
 - b. Shaheem Hendricks– Director
 - c. Faizel Hendricks – Director
 - d. Ian Van Der Merwe– Director
 - e. Ismail Moosajee – Absent but represented by Proxy
 - f. Bradley Bordiss – Director
 - g. James Loxton – Company Secretary and Executive Manager
 - h. Marsha Van Der Poel – CID Senior Compliance Officer COCT
 - i. Noni Ngubane - CID Compliance Officer COCT
 - j. Councillor Solomon Philander – Political Observer Primary
 - k. Councillor Abraham Griesel - Political Observer Alternate

NOTE: Quorum to constitute a valid AGM was present and is noted for the Record

4. The Previous minutes of the AGM held on the 1st December 2023 were tabled for consideration.
 - 4.1 There were no matters arising.
 - 4.2 The Minutes were submitted for Approval- Proposed by Fairoz Osman and Seconded by Christiaan Van Der Merwe – Unanimously approved by the entire board present.
5. Chairman's Report by CEO Dr Bradley Bordiss – as noted below.

The Mitchell's Plain Town Centre Improvement District Chairperson's Foreword

Introduction:

The Mitchell's Plain Town Centre Improvement District has now settled down into an excellent co-operative working relationship with the other authorities in the area, particularly the City of Cape Town and the Metro Police. It has, however, been operating in a very challenging environment, including

the Covid period and the fact that throughout the period that the Mitchell's Plain Town Centre Improvement District has operated, this node has not enjoyed a regular train service.

Strategic Objectives:

The period of Covid has shown us that a low crime environment is not the only objective of the Mitchell's Plain Town Centre Improvement District. Having a very low crime rate in Town Centre, Mitchell's Plain, because there are very few people in the Centre as a result of a pandemic, does not indicate success. With this in mind, the strategic objective of the Mitchell's Plain Town Centre Improvement District is to play a part in putting pressure on the relevant authorities to get the train service running to its full capacity, and then to also play a part in ensuring that the walkways are open and clean so that customers, legal informal traders and emergency vehicles are able to get into the Town Centre unhindered.

Executive Summary of Performance Outcomes:

As can be seen from the Mitchell's Plain Town Centre Improvement District Public Safety Report, in co-operation with the MPTCID, the crime situation in Town Centre, Mitchell's Plain has been kept somewhat under control. That said, we have had reports from insurance companies expressing concern about the canopies of informal traders, as well as the flammable material connected with these informal trading operations, being placed too close to the buildings. The risk of fire in the Town Centre remains a high concern for the Mitchell's Plain Town Centre Improvement District and we plan to raise this issue with the relevant authorities so that, in the coming year, the Town Centre can be a safer environment and one less prone to fire damage.

The CID has also undertaken certain paving work in concrete, to prevent the brick paving from further erosion.

Short and Medium-Term Outlook:

The Mitchell's Plain Town Centre Improvement District is concerned with the continuing delays in getting the train service returned to Town Centre, Mitchell's Plain. In our initial engagements with PRASA, an expected date for the commencement of the service was originally suggested to be approximately September 2024. This has been pushed out a number of times and we are now told that PRASA expects the service to be returned by January of 2025. The inability of PRASA to return a regular commuter train service to Town Centre, Mitchell's Plain remains a serious concern to us, and, in the event of the service not being returned to Town Centre, Mitchell's Plain by early 2025, the MPTCID intends to support the application by the City of Cape Town to bring this service under the control of the City of Cape Town.

The MPTCID is particularly proud of the co-operative relationships that it has built with the law enforcement agencies operating in the Town Centre and looks forward to a deepening of these co-operative arrangements. Once the train service is fully returned to Town Centre, Mitchell's Plain, it is going to become all the more imperative to open up the walkways to allow a proper flow of commuters and shoppers through the walkways of Town Centre, Mitchell's Plain, and the MPTCID looks forward to participating in this effort.

Acknowledgements:

The MPTCID would like to acknowledge the excellent co-operative relationship that we have enjoyed with the various authorities, particularly the Counsellor for the area, Alderman Solly Philander, who is always available and willing to work with us; Alderman Abraham Giesel; the Deputy Mayor, Mr. Eddie Andrews, who continues to show an interest in Town Centre, Mitchell's Plain; Alderman JP Smith, who regularly arrives unannounced and without any fanfare in Town Centre to inspect the Metro Police operations and the camera monitoring system; and our Mayor, Alderman Geordin Hill-Lewis, who has also shown great interest and dedication to Town Centre, Mitchell's Plain.

Conclusion:

Given the fact that Mitchell's Plain Town Centre Improvement District is primarily a retail node, we expect this area to benefit from the return of the train service, which we have no doubt will take place in 2025. Furthermore, with the monetary policy committee of the South African Reserve Bank now in a clear cycle of reducing interest rates, as South African consumer price inflation is now well under control, we believe that the retail sentiment will improve in 2025 and we look forward to a better environment in which to operate than the difficult period that we have gone through since the inception of this CID.

6. Feedback on operations 2023/24 – The Executive Manager tabled the Annual Report 2024 for marked Annexure hereto as the comprehensive record of Operational Activities for the period under review – This was noted by the Board and entered into the Record with unanimous Board Approval- See Annual Report 2024 for further and complete record of reference.
7. Noting of Audited Financial Statements 2023/24- The Audited Financial Statements of the MPTCID were noted as signed off by Chairman Dr Bordiss and Financial Director Christiaan Van Der Merwe on the 26th August 2024
8. Approval of 2025 – 26 Implementation Plan – The Implementation Plan for the period 1st July 2025 to 30th June 2026 was tabled for discussion. Thereafter the approval was proposed by Dr Bordiss and Seconded by Fairoz Osman. Approved. See Annexure attached hereto.
9. Approval of 2025 – 26 Budget – The MPTCID Budget for the period 1st July 2025 to 30th June 2026 was tabled.

9.1 Noting of initial Approval by Board of Directors from the 29th October Board Meeting and Minutes of the Directors referred.

9.2 Thereafter the approval was proposed by Dr Bordiss and Seconded by Fairoz Osman. Approved.

10. Confirmation of a registered Auditors – Proposed by Christian Van der Merwe and seconded by Shaheem Hendricks that the Current Cecil Kilpen & Co remain. Thereafter it was unanimously confirmed by the Borad of Directors
11. Confirmation of Company Secretary – Proposed by Fairoz Osman and seconded by Shaheem Hendricks that the Current Dylan James Loxton was unanimously approved by the Board of Directors
12. Election of Board Members – Nominations, Voting and Approval
 - In terms of Clause 12.1.7 of the MOI which states "As required by item 5(1)(b) of Schedule 1 to the Act, at least 1/3 (one third) of the directors shall resign every year at the AGM but shall be eligible for re-election."
 - Therefore, the following Directors: Christiaan Van Der Merwe and Dr Bradley Bordiss have submitted their resignations. They have also confirmed that they are available for re-election as directors.
 - Therefore, in terms of the MOI, nominations forms were completed and received for these two directors at the offices of the MPTCID on the 25 November 2024 – meeting the requirement that they be received seven (7) clear days prior to the advertised time of the start of the AGM meeting.

- The nomination of Christiaan Van Der Merwe for re-election as Director was proposed by Shaheem Hendricks and was unanimously approved by all the remaining Directors present.
- The nomination of Dr Bradley Bordiss for re-election as Director was proposed by Fairoz Osman and was unanimously by approved all the remaining Directors present.
- The appointment of the Directors: Christiaan Van Der Merwe and Dr Bradley Bordiss was confirmed and noted.
- All these matters are Noted and, where applicable, will be submitted to the Companies and Intellectual Properties Commission (CIPC) for amendment and noting.

Lastly it was confirmed for the that the Directors of the Mitchell's Plain Town Centre Improvement District (MPTCID) shall hold the following respective portfolios:

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|----------------------------|---------------------------------|
| - Bradley Bordiss | Chair and CID Liaison |
| - Fairoz Osman | Security |
| - Ismail Moosajee | Membership & PR |
| - Shaheem Hendricks | Waste |
| - Christiaan van der Merwe | Finance |
| - Faizel Hendricks | Operations & Dispute Resolution |

13. General Operational Items:

1. The Board Approved the use of the Urban Maintenance Budget of R 32 000 for use in the restoration of areas with missing brick paving – coloured concrete will be used to cover the areas and prevent further loss of paving
 2. The Board approved confirmed the ongoing CCTV Upgrades and replacement as directed by the executive manager as only R 22 000 of the allocated R 100 000 had been utilised to date.
14. Q & A – This time was used to discuss the commencement of passenger rail services to the Mitchell Plain Train Station at the Station Plaza junction. The Executive manager engagement update with PRASA was that the 1 rail service will commence in the month of February 2025.
15. Adjournment – The Chairman Dr Bordiss thanked all for their inputs and presence and closed the meeting at 11 03 am.

Please note the following:

The present Directors of the Mitchell's Plain Town Centre Improvement District (MPTCID) and their respective portfolios are:

Name	Current CID Portfolio
Bradley Bordiss	Chair and CID Liaison
Fairoz Osman	Security
Ismail Moosajee	Membership & PR
Shaheem Hendricks	Waste
Christiaan van der Merwe	Finance
Faizel Hendricks	Operations & Dispute Resolution

All stakeholders and interested parties are invited to attend, however, only owners registered as members of the company may vote.

- Per clause 11.9.2 of the Memorandum of Incorporation, no member who is in arrears with payment of the additional rate for more than 60 (sixty) days, shall be entitled to vote at an AGM for so long as s/he is so in arrears except if the member can prove that s/he is in a dispute or has entered into an appropriate payment arrangement with the City or can provide proof of payment.
- Owners wishing to apply for membership should do so via the website or by email. New membership applications should be received by 23 November 2023 to be approved and accepted at a meeting of the Board of directors of the MPTCID NPC prior to the AGM.
- Any member may appoint a Proxy to attend the meeting on his/her behalf. Forms of Proxy may be downloaded from the website or requested by email. The proxy form must be delivered to the offices of the Company no less than 24 hours prior to the advertised time of the start of the meeting, failing which it shall not be deemed to be valid.
- Enquiries should be addressed as far in advance as possible, by email as above or by letter to the registered office of the company. The Annual Financial Statements can be downloaded from the website.
- Clause 12.1.7 of the MOI states "As required by item 5(1)(b) of Schedule 1 to the Act, at least 1/3 (one third) of the directors shall resign every year at the AGM but shall be eligible for re-election.". Therefore, and in terms of the Extension of Term All Directors Nominations from the November 2023 Directors Meetings will be tabled for Voting Confirmation and Board Approval. All existing Directors and Members of the Board have made themselves available for re-election as directors.
- Forms for nomination of directors may be downloaded from the website or be requested by email. This form must be delivered to the offices of the Company no less than 7 clear days prior to the advertised time of the start of the meeting, failing which it shall not be deemed to be valid.
- Clause 11.10.2 of the MOI states "For a special resolution to be adopted at a members' meeting, it must be supported by at least 75 % (seventy-five percent) of the members who voted on the resolution, as provided in section 65(7) of the Act."

The following documentation is available at the AGM and on the MPTCID website at <http://mptcid.co.za> :

- Membership list
- Advertisements, notice to members and CoR 36.2 form.
- Minutes of previous AGM
- Agenda
- Audited AFS (Full set)
- Business Plan 2024-2029
- Membership application form
- Nomination as Director form
- Proxy Form