



ELSIES RIVER CITY IMPROVEMENT DISTRICT
AGM
14 OCTOBER 2025

MINUTES OF THE ELSIES RIVER CITY IMPROVEMENT DISTRICT (ERCID) ANNUAL GENERAL MEETING HELD ON 14 OCTOBER 2025 AT GRANITE CONNECTION, 24 CONSANI ROAD, ELSIES RIVER AT 15H00

Present

Adrian Bowring	(AB)	Chairperson
Daniel Jacobus Maritz	(DJM)	Director
Gary Castle	(GC)	Director
David Srubis	(DS)	Director
Gene Lohrentz	(GL)	Management Company
Jaco Wessels	(JW)	Management Company
Wejaen Viljoen	(WV)	Management Company

Apologies

Francesca Walker	(FW)	Board Observer
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See the attached attendance register for additional attendees.

1. REGISTRATION

- a. Members and attendees registered on arrival. It was confirmed that attendance exceeded the minimum requirement and that a quorum was comfortably achieved.

Wejaen
Viljoen

2. WELCOME AND APOLOGIES

- a. The meeting was opened, and members were welcomed.
 b. No apologies were received.

Chairperson

3. MEMBERSHIP

3.1 Resignations

- a. No resignations were recorded.
 b. It was noted that long-standing member John Houston remains a property owner and member but is now retired and did not attend.

Gene
Lohrentz

3.2 New Members

- a. No new members joined during the period.

4. QUORUM TO CONSTITUTE A MEETING

- a. A quorum was confirmed, with more than the minimum number of voting members present.

Gene
Lohrentz

5. PREVIOUS AGM MINUTES

- a. The minutes of the previous AGM were distributed via the website and to members.

5.1 Approval

- a. The minutes were approved by a show of hands. Five members voted in favour.

5.2 Matters Arising

- a. No formal matters arising were tabled under this item.

Members

Minutes Approved: _____

ERCID Chairperson

6. CHAIRPERSON'S REPORT a. The Chairperson's report was read into the record. b. Key points included: c. Continued delivery on the core mandate of maintaining a safe, clean, and well-managed industrial area. d. Strengthened operational efficiency under Geocentric Urban Management. e. Enhanced CCTV network with AI-enabled monitoring contributing to crime deterrence and investigative capability. f. Ongoing coordination with Biosecurity Solutions and the control room for improved incident response. g. Sustained focus on cleaning and waste management. h. Improved response times from City departments regarding infrastructure defects. i. Stable financial position within approved budgets, maintaining adequate reserves. j. Continued compliance and governance oversight in partnership with the City's SINC unit. k. Looking ahead, the CID will pursue infrastructure upgrades, social intervention initiatives and strengthened partnerships to enhance the precinct's attractiveness as an investment location. l. The Chairperson's report was approved.	Chairperson
7. FEEDBACK ON OPERATIONS 2024/25 a. Public Safety Operational structure includes: • Two patrol vehicles (newly appointed following RFP process) • Four-foot patrollers • Reappointment of Biosecurity Solutions b. Statistics for the year: • 1,178 public safety incidents recorded • 98 shopping trolleys confiscated • 16 wheelbarrows confiscated • 180,000 patrol kilometres driven • The overall assessment was that the precinct has been significantly stabilised, although Epping Avenue remains a high-risk area. c. Major challenges include: • Smash-and-grab incidents originating from Elswood School area • Armed youth activity cutting school fences and targeting motorists • Ongoing cable theft from surrounding residential areas • Frequent engagement with buy-back centres receiving stolen goods • Wind-scratching activity linked to unsecured recycling waste • Vacant and state-owned properties attracting unlawful occupation • Battery backup systems were installed for all cameras to mitigate load shedding and cable-related outages. Additional AI and PTZ cameras were installed at strategic locations. d. The CID responded to numerous serious incidents, including: • Attempted sexual assault intercepted via CCTV • Fires detected early through camera monitoring • Stabbing victims seeking refuge within the precinct • Repeated armed group activity along Epping Avenue	Gene Lohrentz

Minutes Approved: _____



ERCID Chairperson

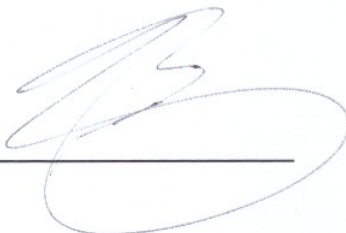
• Strong working relationships were maintained with law enforcement, flying squads, and CPF structures, although response consistency from local SAPS remains a concern. e. Urban Management & Cleaning - Statistics for the year: • 13,000 bags of litter collected • 563 illegal dumping sites cleared • 377 green bin services • 183 cleaning days • 300 urban defects reported or repaired • Illegal dumping remains a significant issue, particularly linked to panel shops using cart horse services. f. Additional interventions included: • Drain cleaning and installation of chicken mesh to prevent blockages • Maintenance of potted gardens and landscaping • Regular grass cutting and verge management • Fire hydrant maintenance and visibility improvements • Recycling of recoverable waste • Winter flooding issues were minimal compared to previous years due to proactive drain management. g. Housing Development Agency Engagement: i. A representative from the Housing Development Agency attended and confirmed: • The agency acts as custodian of state-owned vacant properties. • Delays have occurred due to the loss of a key contact person. • A short-term intervention plan includes two security guards for one month. h. Board members expressed concern that the situation could escalate quickly without an immediate security presence.	
8. APPROVAL OF ANNUAL REPORT 2024/25 a. The 2024–2025 Annual Report, containing all operational statistics and audited financial statements, was circulated to members and made available online. b. The report was approved unanimously.	Members
9. NOTING OF AUDITED FINANCIAL STATEMENTS 2024/25 a. The Audited Financial Statements for the 2024/25 financial year were presented and noted. No objections or queries were raised. b. The Annual Financial Statements were approved.	Gene Lohrentz
10. BUDGET 10.1 Noting of Additional Surplus Funds Utilised in 2024/25 a. Surplus utilisation was noted. 10.2 Approval of Additional Surplus Funds Utilisation for 2025/26 a. An accumulated surplus of R50,000 is proposed for utilisation in alignment with the five-year plan, primarily to augment public safety and law enforcement costs. 10.3 Approval of Surplus Funds Utilisation for 2026/27 a. Planning for surplus use remains aligned with public safety adjustments. 10.4 Approval of the Budget for 2026/27 a. The proposed budget includes: • 6.8% overall increase	Gene Lohrentz

Minutes Approved: _____

ERCID Chairperson

- Public safety cost pressures aligned with the final year of the national security dispensation - Reallocation of savings from other line items to support security b. The budget for the 2026/27 financial year was presented and approved.	
11. APPROVAL OF THE IMPLEMENTATION PLAN 2026/27 a. The Implementation Plan for 2026–2027 was circulated and made available online. b. Members reviewed and approved the plan unanimously.	All
12. APPOINTMENT OF A REGISTERED AUDITOR a. The reappointment of C2M as the registered auditor was approved and remains in effect.	All
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.	All
14. ELECTION OF BOARD MEMBERS a. Cobus Maritz and David Srubis resigned in line with the MOI and made themselves available for re-election. b. Members voted to re-elect both directors.	All
15. GENERAL a. Discussion focused on: - State-owned vacant properties and risk mitigation - Illegal dumping enforcement - Public safety pressures linked to surrounding residential areas - Continued need for City collaboration	ALL
16. Q & A a. Members engaged in operational challenges, particularly vacant property management and security guard deployment.	ALL
17. ADJOURNMENT a. The Chairperson thanked the business and property owners for being present. The meeting was adjourned.	Chairperson

Minutes Approved: _____



ERCID Chairperson