



TYGERVALLEY IMPROVEMENT DISTRICT

AGM

9 OCTOBER 2025

MINUTES OF THE TYGERVALLEY IMPROVEMENT DISTRICT (TVID) ANNUAL GENERAL MEETING HELD ON 9 OCTOBER 2025 AT AECOM SA PTY LTD, WATERSIDE PLACE, CARL CRONJE DRIVE, BELLVILLE AT 15H00

Present

Cliff Toerien	(CT)	Director
Carina Labuschagne	(CL)	Co-opted Director
Gene Lohrentz	(GL)	Management Company
Jaco Wessels	(JW)	Management Company
Wejaen Viljoen	(WV)	Management Company
Cllr Hendri Terblanche	(HT)	Board Observer
Cllr Ronel Viljoen	(RV)	Board Observer

Apologies

Louis Andrag	(LA)	Director
John Bielich	(JB)	Director

See the attached attendance register for additional attendees:

1. REGISTRATION a. The Members and proxies registered their attendance prior to the commencement of the meeting.	ALL
2. WELCOME AND APOLOGIES a. The Chairperson welcomed all attendees and thanked them for their time and participation. b. Apologies received from Mr. Louis Andrag (Director), who submitted a valid proxy to the Chairperson.	ALL
3. MEMBERSHIP 3.1 Resignations a. It was noted that Mr John Bielich, previously representing Ingenuity (Santam property ownership), has retired and formally resigned as Director. b. No replacement representative has been nominated to date despite engagement with the property owner. 3.2 New Members a. Global Legacy Properties (Pty) Ltd ownership changes were noted, with Ms Carina Labuschagne confirmed as the mandated representative of the property owner. b. Membership records were updated accordingly.	ALL
4. QUORUM TO CONSTITUTE A MEETING a. The Chairperson confirmed that a quorum was present in accordance with the Memorandum of Incorporation. The meeting was duly constituted.	ALL

Minutes Approved:

TVID Chairperson

5. PREVIOUS AGM MINUTES 5.1 Approval a. The minutes of the previous AGM, having been circulated in advance and were approved without amendment.	ALL
6. CHAIRPERSON'S REPORT a. The Chairperson presented the annual report, highlighting a year of operational stability and continued progress. b. Key points included: • Strong governance and oversight by the Board. • Effective collaboration with the City of Cape Town, SAPS, private stakeholders, and service providers. • Continued focus on the CID's mandate of maintaining a clean, safe, and well-managed commercial precinct. • Expansion of the CCTV network with over 11,000 AI detections recorded during the year. • Sound financial management with healthy reserves and a stable financial position. c. The Chairperson thanked the Board, City representatives, management, operational teams, and stakeholders for their ongoing commitment and support. d. The Chairperson's report were approved.	ALL
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: • Two patrol vehicles operating full-time and four foot patrol officers during weekdays. • 1,780 public safety incidents recorded. • Approximately 98,000 patrol kilometres covered within the precinct. • A notable reduction in shopping trolley-related incidents. • Ongoing coordination with SAPS, City departments, and neighbouring CIDs through regular forums. • Installation of battery backups for all CCTV cameras to mitigate power outages. • Close collaboration with MESS as a social partner, including referrals to shelters and social support services. • Management of accidents, fires, storm-related incidents, and emergency response support. • Urban cleaning achievements included: ○ 10,500 refuse bags collected. ○ 235 illegal dumping sites cleared. ○ 171 green bin services completed. ○ 120 stormwater drains cleaned. ○ 77 urban defects repaired or reported. • Completion of a Memorandum of Agreement with City Parks allowing proactive maintenance of trees and landscaping. • Continued implementation of social upliftment and recycling initiatives. • Completion of signage upgrades and the successful delivery of additional pop-up parks within the precinct. c. The operational report was noted by members.	ALL

Minutes Approved:



TVID Chairperson

8. APPROVAL OF THE ANNUAL REPORT FOR 2024/25 a. The Annual Report for the 2024/25 financial year, have been distributed and made available on the website, was approved by the members.	ALL
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.	ALL
10. APPROVAL OF EXTENSION OF THE CID TERM AND NEW BUSINESS PLAN (2026–2031) a. The members considered the proposal for the extension of the CID term for a further five years, together with the new Business Plan and Implementation Plan. Key points noted: - Proposed first-year budget of approximately R5.6 million. - Planned utilisation of R450,000 from reserves for specific capital and enhancement projects. - A proposed 5.7% increase for the first year of the new term, aligned with inflationary pressures. b. The extension of the CID term and the new Business Plan for 2026–2031 were approved.	ALL
11. APPOINTMENT OF A REGISTERED AUDITOR a. The reappointment of C2M as the registered auditor was approved and remains in effect.	ALL
12. 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
13. ELECTION OF BOARD MEMBERS a. Mr. John Bielich retired as Director and indicated his availability status in accordance with the notice. b. The members of the meeting approved the Co-opted Board member Carina Labuschagne.	ALL
14. GENERAL a. No additional matters were raised.	ALL
15. QUESTIONS AND ANSWERS a. Members were afforded the opportunity to raise questions. Clarifications were provided where required.	
16. ADJOURNMENT a. There being no further business, the Chairperson thanked all attendees and adjourned the meeting.	

Minutes Approved:



TVID Chairperson