



**MINUTES OF THE WELGEMOED CID NPC ANNUAL GENERAL MEETING HELD
IN WELGEMOED ON 4TH NOVEMBER 2025 AT 18:00**

In attendance:

Of the **222** Members on record the following reflects the attendance.

AGM 2025 Stats	Members	Non-members	other	
RSVP Attendance sheet	58	3		61
Walk in attendance sheet	19	6	1	26
Persons present at AGM	77	9	1	87
Proxies	62			62
	139	9	1	149

Apologies:

CL DeJongh Borchardt, JH Le Roux, O Tobias, E Coetzee, K Ungersbock

Agenda:

- 1) Registration
- 2) Welcome & Apologies
- 3) Membership
 - 3.1 Registrations
 - 3.2 New Members
- 4) Quorum to constitute a meeting
- 5) Previous AGM Minutes
 - 5.1 Approval
 - 5.2 Matters Arising
- 6) Chairperson's Report
- 7) Feedback on operations 2025/25
- 8) Approval of the Annual Report for 2024/25
- 9) Approval of Audited Financial Statements 2024/25
- 10) Approval of Amended Business Plan in terms of Section 25 of the CID By-Law
- 11) Budget
 - 11.1 Noting of additional surplus funds utilised in 2024/25 (approved by the Board)
 - 11.2 Approval of additional surplus funds utilisation for 2025/26
 - 11.3 Approval of surplus funds utilisation for 2026/27
 - 11.4 Approval of the budget for 2026/27
- 12) Approval of the implementation plan for 2026/27

- 13) Appointment of a Registered Auditor
- 14) Confirmation of Company Secretary
- 15) Limit number of directors to 5 members
- 16) Election of Board Members
- 17) General
- 18) Q & A
- 19) Adjournment



1. Registration

The Registration process was completed before the meeting and the meeting started at 18h10.

2. Welcome & Apologies

The Chairperson welcomed the AGM and invited questions to be sent to the office, post meeting, should there be questions not answered in the meeting.

- If questions are asked from the floor but are not pertinent to the agenda item under discussion, the question will be moved to section 18; Q & A.
- Voting will be completed via ballot paper except for item 5 where a show of hands will confirm the previous minutes.
- Point of order: it was stated that the MOI requires voting by hand unless before or on the declaration of the result a poll is demanded by; in this instance the Chair.
 - The Chair indicated that various professionals were consulted and that the use of a ballot is permitted.
 - The Chair expressly requested that the meeting proceed on this basis, and the meeting, by tacit consent, agreed to continue.
- The ballots will be counted after the meeting and results will be circulated within the three business days as allowed for. Members were invited to act as observers during the counting process towards full transparency.
 - The voting by ballot was explained to the meeting highlighting the effect of abstention on a vote. A majority vote is required on the number of 'For' and 'Against' votes. Each member votes for every proposed director with the effect that any nominee that receives the required majority votes will become a director.
- During the Q&A session priority will be given to questions received prior to the meeting.

3. Memberships

3.1 Registrations

On register there are 222 members from 1 458 properties.

3.2 New Members

An updated list with new members were reconciled with City records.

4. Quorum to constitute a meeting

The quorum requires 10% in attendance and the meeting was declared quorate.

5. Previous AGM Minutes

5.1 Approval

On motion made, seconded and carried the minutes of the AGM of 26 November 2024 was approved.

5.2 Matters Arising

None.

6. Chairperson's Report

The Chairperson's Report was delivered with the following salient points highlighted:



WCID - Some history

1. Crime escalated materially between 2008 and 2011
2. WelgemoedSafe: with CCTV and armed response (8 years: 2011 to 2019)
3. CID/ SRA process
 1. Urban Survey Nov 2018 to March 2019
 2. Addressing concerns - Business plan drafted & approved
 - a) Safety and security the highest priority (unknown individuals moving in to and out of the neighbourhood)
 - b) Cleaning & Greening: Overgrown areas - provide shelter to homeless (direct link to security)
 - c) Social Responsibility: Homeless people
 4. WCID established effective 1 July 2020 (5-year business plan)

We have 100% successfully executed on the original committed business plan



WCID: Adding to City of Cape Town services

9

All four elements to be addressed within the CID business plans



Top-up to City of Cape Town services

- The four pillars to be addressed with the CID business plans; 'Clean', 'Green', 'Caring' and 'Safe' are not necessarily equally balanced although all four aspects are acknowledged.
- The website is populated with the successes achieved and is available for insight.

Safety & Security Term 1

Security (100% executed on T1 business plan)

1. **Patrolling**
 - o 2 patrol vehicles with 6 patrollers
 - o 6 control room officers
 - o Control room & network upgrade
2. **Cameras**
 - o All cameras upgraded to latest technology
 - o Installed 85 cameras in total (Licence Plate Recognition & Human Detection)
3. **Fencing**
 - o Installed in about 2km fencing (less than 200 meters remaining pending Jip de Jager road work completions)



Cleaning:

B) Cleaning & Maintenance

Approximate 15 tons of general waste and 50 tons of bulk vegetation removed annually.

Litter picking as required and general maintenance per seasonal requirement.

The MES GROW team as strategic partner.

Cleaning plans guided by residents inquiries



- The Sluysken Park 2024 upgrade and the Welcome garden revamp (June 2025) was noted. It is important to note that the park upgrades were not part of the business plan and were funded from existing funds.

Social Responsibility: Term 1

C) Social responsibility (Social justice and dignity)

1. **MES**
 - o Partnered with MES and cleaning portfolio
2. **SOS trust partnership**
 - o Food parcels at schools for those in need over holiday periods
4. **HUIS JABES**
5. **ALTA DU TOIT**
6. **MAGDALENA HOME**
7. **Welgemoed Cares** - support & assistance for life changing events

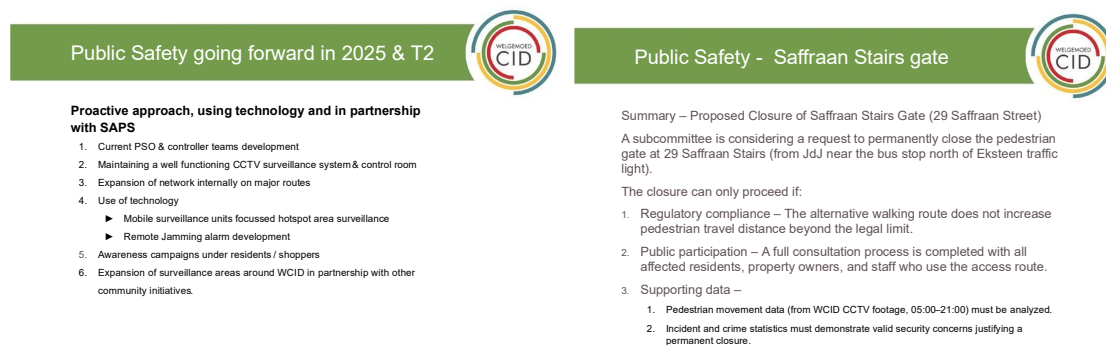
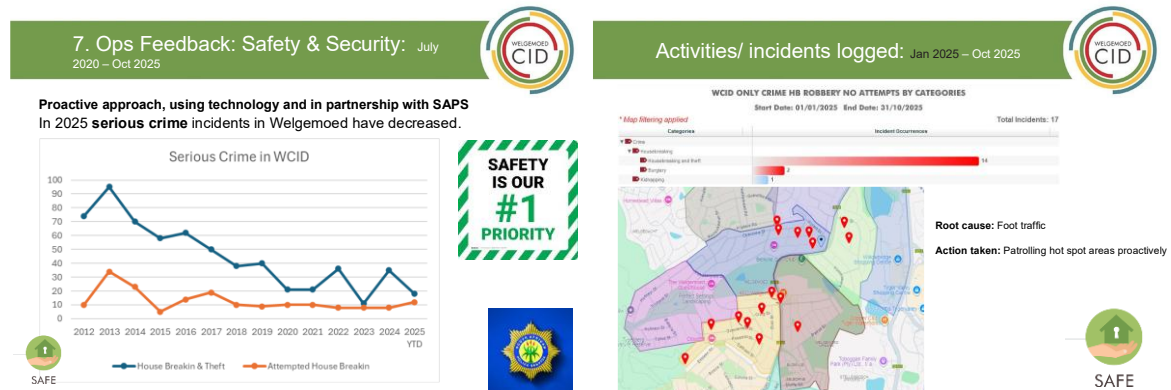


- Q (H Quantrill): The stated 2 Patrol vehicles, 24hours, are not utilised solely for patrolling but are also used for gardening services. It was stated that the patrollers doing gardening service has been an occurrence since 2020.
 - o A: The vehicles were used on occasion for watering certain areas. Whilst the vehicles were used for watering the patrollers were still requested to patrol the environment. It was acknowledged that the vehicles were used on occasion, but the team is working towards rectifying the situation.
- Q (Louise Ferreira): Point of Order - The need to water the specific renosterveld areas was questioned. It was further noted that the CITY paid WCID R43k to plant the embankment. Admittedly this was done at the wrong time of the year.
- Q (Jay Parma): Why did it take the board 5 years to acknowledge the use of the patrollers for gardening?
 - o A: For the first two years there was no watering as there was no renosterveld planted outside of season. It was only for the past two and a half years that out-of-season



watering was required.

7. Feedback on Operations 2024/25



8. Approval of the Annual Report

The members were requested to complete the ballot form on the tabled resolution.

- Q (Louise Ferreira): Point of Order – it was reiterated that the poll is only valid once an initial show of hands has occurred after which the Chair can request a ballot vote; before the vote is made public.
 - A representative of the CITY explained the advantages of having a ballot paper which includes that the counting can be audited and that there can be no dispute as can happen with a show of hands. The proposal was made that the ballot paper be used in the voting and the meeting approved by consensus.
- Q (Unknown): A show of hands will determine the general direction of the vote.
 - The representative of the CITY clearly stated the advantages of the ballot. The addition of proxies complicates the counting process, and the ballot will lead to a more accurate count.

Approval of the Annual Report for 2024/5	APPROVED	For: 122 Against: 9 Abstain: 3
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9. Approval of Audited Financial Statements 2024/25

9. Annual Financial Statements 30 June 2025



- A fifth consecutive clean audit was received FY 21-25.

Statement of Financial Position as at 30 June 2025

	Note(s)	2025 R	2024 R
Assets			
Non-Current Assets			
Property, plant and equipment	2	2,170,725	2,483,067
Current Assets			
Cash and cash equivalents	3	2,661,626	2,775,361
Trade and other receivables	4	348,006	211,185
		<u>3,009,632</u>	<u>2,986,546</u>
Total Assets		<u>5,180,357</u>	<u>5,469,613</u>
Equity and Liabilities			
Equity			
Accumulated surplus		4,798,165	5,226,906
Liabilities			
Current Liabilities			
Trade and other payables	5	337,658	242,707
Current tax payable		44,534	-
		<u>382,192</u>	<u>242,707</u>
Total Equity and Liabilities		<u>5,180,357</u>	<u>5,469,613</u>

Strong cash position R2.66m

Asset investment - R204k

Security Cams - R135k
Storage Container - R47k

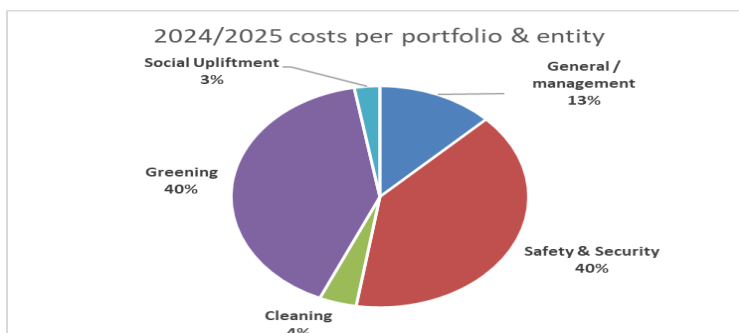
9. Annual Financial Statements 30 June 2025



	2025	2024	YoY%
Total income	5 223 813	4 733 394	10%
Rates Income	4 340 787	4 244 987	2%
Other income (CR contribution)	568 598	264 000	
Other income (3rd party surveillance)	114 783		
JLembankment project	43 553		
Investment Income	156 092	215 902	
Donations	-	8 505	
Expenses	5 607 959	4 737 997	18%
BAU Operational Expenses	1 311 060	1 100 570	19%
Project Costs - Sluysken Park	1 180 117	687 768	72%
ADT Public Security Services	1 538 316	1 473 803	4%
Employee Costs - Manager / Action Team	1 061 534	1 030 882	3%
Depreciation (non cashflow)	516 932	444 974	16%
Taxation	44 595	-	
Surplus Utilisation for the year	-428 741	-4 603	

BAU Operational Expense drivers

Item	Detail
Park Upliftment costs	GP Plants, WWG revamp, Survey plans GP
Marketing / Communications	New Website Design and maintenance costs
Environmental support services	Nature Connect resource



2024 / 2025 costs allocated to portfolio

General / management	12,7%	670 941
Safety & Security	39,9%	2 113 303
Cleaning	4,1%	214 988
Greening	40,6%	2 151 866
Social Upliftment	2,8%	146 311
	100%	5 297 410



Cost grabs of 2025 accounts:

1. Communication costs	R 47 749
2. Current Blog Website costs	R 13 600 included in above
3. Welcome Garden	R 32 733
4. Park upgrades general	
• Goewerneur Plants	R 121 913
• Surveys	R 15 166
• Design plan	R 21 500

The AFS as tabled was noted with the following salient points highlighted:

- ADT makes use of the CID control room for which they are charged, leading to additional income. Additional income is received for 3rd party surveillance.
- The largest contributor to the increase of 18% in expenses is Sluysken Park Project costs.
- Due to the additional income received there is an amount of R45k payable in taxes.
- Q (H Quatrill): What is a related party as per the AFS?
 - A: The WCID manager is a related party per definition as an employee of WCID. Welgemoed SAFE also is a related party due to current infrastructure used by WCID owned by Welgemoed SAFE. Welgemoed SAFE is in the process of winding down. WCID is maintaining infrastructure on behalf of Welgemoed SAFE for which a fee is earned and hence the related party entry on the AFS.
- Q (Unknown): Is there a prescribed allocation of costs to be allocated to each portfolio?
 - A: There are no predetermined ranges for allocation to the portfolios, and the members decide the allocation through the approval of the budget.
- Q (Estelle Van Tonder): What is the percentage allocation for Security and for Cleaning and Greening? And why is such a large portion allocated to Cleaning and Greening rather than Security?
 - A: Safety and Security is 36%, Cleaning is 4%, Greening is 14% and Projects and Capital is 30.6%. The allocation per the AFS is an historic allocation for the past financial year. The members are to decide the allocation for the following financial year, through the approval of the budget.
- Q (Jay Parma): What happens to the surplus? Should there be a balance and should it not be allocated somewhere else or returned to the members? And who owns Welgemoed SAFE?
 - A: The depreciation charge, which is a non-cash item builds the cash reserve towards the replacement of assets. The surplus is also built up from the additional income from third parties. During the past financial year the additional income, above the levies, amounted to approximately R800k.
 - A: The community owns Welgemoed SAFE. It was created on a voluntary basis and funded on a voluntary basis. Welgemoed SAFE had its own infrastructure and cash resources but WCID had to be established as a standalone entity. Welgemoed SAFE is now being winded down into WCID and nobody is receiving any benefit through the winding down process.
- Q (Louise Ferreira): Is the board fully transparent on the payments received from Welgemoed SAFE and the relationship between WCID and Welgemoed SAFE.
 - A: The Annual Financial Statements are audited by external auditors. Chris van Rooyen highlighted that he is the Chairperson of Welgemoed SAFE and that there is no relationship between the WCID Manager and Welgemoed SAFE.

The members were requested to complete the ballot form on the tabled resolution.

Approval of the Audited Financial Statements 2025/25	APPROVED	For: 124 Against: 9 Abstain: 2
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10. Approval of Amended Business Plan in terms of Section 25 of the CID By-Law

10. Amended Business Plan for Term 2



By-Law 25 - Non material amendment

Amendment from page 15 -21

What is a material amendment?

- Additional rates
- Scope or level of services change
- Expansion of CID's geographical area

Confirmation from CoCT that no further consent from Council needed

Amended Business Plan for Term 2



- **Practical considerations -**
Welgemoed is residential area
Renosterveld difficult to manage in urban parks
Planting and maintaining Renosterveld requires expensive expertise
- **Governance alignment -**
Refined strategy = transparent decision making
Corrects lack of formal approval of exclusive Renosterveld initiatives

Amended Business Plan for Term 2



Term 1 Business Plan

- Park upgrades were not in Term 1 BP
- Sluysken park was learning experience
- Welcome Garden followed with revamp completion in June 2025 (Term 1)
- No defined planting strategy using only Renosterveld

Amended Business Plan for Term 2



Environmental Management Development

Create attractive outdoor spaces where the community can engage, enjoy and be active while preserving local biodiversity in dedicated areas

Planting Strategy

A balanced approach to planting indigenous SA species as well as endemic plants

WCID Board adopted this strategy in April 2025 and shared this at public meeting in Aug 2025.

Amended Business Plan for Term 2



Strategic Approach

- Prioritise indigenous SA species, including endemic Renosterveld where feasible
- Balance ecological restoration with community usability
- Support biodiversity
- Integrate community engagement

Approach allows for greater plant selection and park design while maintaining areas for preservation and rehabilitation of Renosterveld

Amended Business Plan for Term 2



Designated Planting zones

- A: Indigenous dominant planting
- B: Endemic dominant planting
- C: Natural occurring endemic zones

The Amended Business Plan in terms of Section 25 of the CID By-Law as tabled was noted with the following salient points highlighted:

- Q (Louise Ferreira): Claims that the Chairperson is making false statements to the meeting.
 - A: Objections noted.
- The team involved with the Sluysken Park was congratulated for their efforts and the outcome of the project.
- Q (Louise Ferreira): requested feedback on the use of indigenous plants.
 - A: The board is not an executive body, and research is outsourced to experts in the field and on indigenous plants the board is led by advice from experts as well as community inputs.
- Goewerneur Park is the next area for development. The design of one park does not have to be duplicated in another.
- Q (Louise Ferreira): queried whether the Goewerneur Park development has anything to do with the amended T2 Business plan.
 - A: It does form part of the T2 Business Plan.
- The board aims for this to be a 2 year project.
- A draft plan for the proposed Goewerneur Park development was presented to the meeting.



- Q (Unknown): What are the page numbers of the development in the Business Plan? Is it not true that the planting strategy constitutes a change to the T2 Business Plan?
 - A: The page numbers are not available in the documents at hand but do form part of the plan. The planting strategy constitutes a clarification of the T2 Business Plan and does not reflect a change to the T2 Business Plan.
- Point of Order (Louise Ferreira): The Board is not transparent on the cost impact of the planting strategy of the Goewerneur Park development.
- Q (Unknown): The amendment will be impossible to implement since the word 'endemic' is used what the assumption is, it reflects renosterveld? This will limit the implementation to 2 or 3 available plants for the embankment.
 - A: Renosterveld is included in the indigenous plants.

The members were requested to complete the ballot form on the tabled resolution.

Approval of Amended Business Plan in terms of Section 25 of the CID By-Law	APPROVED	For: 116 Against: 14 Abstain: 3
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11. Budget

- 11.1 Noting of additional surplus funds utilised in 2024/25 (approved by the Board)
- 11.2 Approval of additional surplus funds utilisation for 2025/26
- 11.3 Approval of surplus funds utilisation for 2026/27
- 11.4 Approval of the budget for 2026/27

11 (a) Term 2 Y2 Proposed Budget – Key Points



WELGEMOED COMMUNITY IMPROVEMENT DISTRICT 2026/27 PROPOSED BUDGET					
	As per Business Plan		Proposed Budget		Variance
	R		R		R
INCOME					
Income from Additional Rates	-4 569 251	81%	-4 552 741	79%	-16 510
Other: Accumulated Surplus	-500 000	9%	-500 000	9%	-
Other Income: Specify	-545 126	10%	-720 800	12%	174 874
TOTAL INCOME	-5 614 377	100%	-5 772 741	100%	158 364
EXPENDITURE					
Employee Related	1 298 613	23%	1 298 613	22%	-
Core Business	2 537 670	45%	2 537 670	44%	-
Depreciation	280 685	5%	439 545	8%	-158 860
Repairs & Maintenance	38 937	1%	38 937	1%	-
Interest & Redemption (Finance Lease)	-		-		-
General Expenditure	516 143	9%	516 143	9%	-
Projects	411 008	7%	411 008	7%	-
Capital Expenditure (PPE)	394 243	7%	394 243	7%	-
Bad Debt Provision 3%	137 878	2%	136 582	2%	496
TOTAL EXPENDITURE	5 614 377	100%	5 772 741	100%	-158 364

CID levy remains as per T2 Y2 plan
Other income increased with additional surveillance services rendered.

Core Services
Projects
Capex



11 (a) Term 2 Y2 Proposed Budget – Key Points



WELGEMOED COMMUNITY IMPROVEMENT DISTRICT 2026/27 PROPOSED BUDGET					
	As per Business Plan		Proposed Budget		Variance
Core Business	2 537 670	45%	2 537 670	44%	-
Cleansing services	193 065		149 800		43 265
Environmental upgrading	127 088		127 088		-
Public Safety	1 492 608		1 492 608		-
Public Safety - CCTV monitoring	317 125		317 125		-
Social upliftment	155 750		199 015		-43 265
Urban Maintenance	252 034		252 034		-

The Budget as tabled was noted with the following salient points highlighted:

- The budget is per Year 2 Term 2 Plan with the proviso that revenue will increase from Third Party Services. There will be no increase in levies. Slight increases in costs will be subsidised with external services.
- Q (Unknown): As a matter of priority more of the budget should be allocated to safety and security and less to greening exercises.
 - A: The comment was noted.
- Q (Tanya Nell): Will it be able to explain what is included in the capital projects? It would also be appreciated if the board could present their plan on the safety and security program.
 - A: Currently the vehicles and control room are maintained. Access to the area is surveilled and smaller areas will be fenced and gated with the addition of surveillance cameras. The addition of a third vehicle should be brainstormed as an additional vehicle does not necessarily contribute to the security without considering all and any alternative options.
- Q (Hardus Scheepers): Given the safety and security incidents of the past year is the WCID manager comfortable with how the money is spent or are there alternative options?
 - A: More surveillance cameras can be installed with an alert function to notify patrols of any movement. There will be a camera expansion internally to the neighborhood and will include high foot traffic areas.
- Q (Unknown): are there options for funding for the Goewerneur Park development that will limit the expense for the project on the budget?
 - A: The 'Parkie partytjie' to raise funds for Sluysken Park returned R164k. A similar initiative can be done for Goewerneur Park once initiated by residents. Such a project will be facilitated by the WCID.
- Q (Unknown): Can a public survey be conducted to establish what people would want in the park. And has the rendering that is on record not cost a large amount of money already and should the public participation results not be included before any renderings are done?
 - A: A public participation survey will be held. The current designs are electronic, and no detailed renders have been requested yet. The existing designs are part of the current budget. The proposed draft plan will be put forward for public participation. All community inputs will be reflected in the final plan.
- Q (Estelle Van Tonder): Who decides where the surplus is allocated. Should it not be allocated to safety and security over park development?
 - There is a strategy on security, based on input from specialists in the field, and spending on parks does not necessarily imply a cost cutting on security.
- Q (Unknown): There is a perception that the board is discussing and making decisions without community input and is not hearing the community.



- A: The point was noted. The board is representative of the community, and the meeting was requested to become involved in the WCID and contribute individual expertise.
- Q (Unknown): What part of the surplus is allocated for the Goewerneur Park project?
 - A: An estimate of R2m.
- Q (Unknown): Can there be a vote after the AGM for a potential additional patrolling vehicle?
 - A: With the private security operating in the area, there are 5 vehicles patrolling the area. The addition of another vehicle would not necessarily improve security and other options, which include stationery options, can be investigated.
- Q (Francois): The street racing culture on Jip de Jager road is running out of control. What can the WCID do to stem the occurrence.
 - The WCID has no authority to apply speed limitations. The WCID, however, can log traffic infringement with CITY and Law Enforcement. The WCID has three installations for early warning access to the area.

The members were requested to complete the ballot form on the tabled resolution.

Approval of the Budget	APPROVED	For: 119 Against: 13 Abstain: 2
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12. Approval of the implementation plan for 2026/27

The members were requested to complete the ballot form on the tabled resolution.

Approval of the Implementation Plan for 2026/27	APPROVED	For: 115 Against: 10 Abstain: 6
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13. Appointment of a Registered Auditor

The members were requested to complete the ballot form on the tabled resolution.

Appointment of a Registered Auditor	APPROVED	For: 125 Against: 5 Abstain: 2
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14. Confirmation of Company Secretary

The members were requested to complete the ballot form on the tabled resolution.

Confirmation of Company Secretary	APPROVED	For: 124 Against: 2 Abstain: 6
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15. Limit number of directors to 5 members

- This item is not for voting. International studies showed that a total of 5 directors to be optimal on board level. The point on the agenda is only a suggestion to gain insight into the community's feeling to whether the number of directors should be limited to 5 members in future.
- No further comments were made.

16. Election of Board Members

- Each of the nominees was given the opportunity to present themselves to the meeting before voting.
- Discussions took place around the number of directors as per the MOI. Only a minimum of 3 directors is stipulated in the MOI. The MOI does not specify a maximum number of directors.
- The process of the resignation of a third of the longest serving directors as per the MOI was discussed. Only 2 directors, R Lorio and F Laurence remained on the Board of Directors after the resignation of the longest serving directors.
- Although there is no limit to the number of directors, each nominee must be elected by a majority vote as per the MOI to become a director.
- The members were given the opportunity to revisit the meaning of "Majority Vote". The members declined the opportunity

The members were requested to complete the ballot form on the tabled resolution.

Abie Fortuin	Approved	For: 60 Against: 59 Abstain: 15
Anika Nell	Approved	For: 116 Against: 13 Abstain: 4
Jay Parma	Failed to Pass	For: 17 Against: 108 Abstain: 7
Hessel Turkstra	Approved	For: 119 Against: 11 Abstain: 3
Chris van Rooyen	Approved	For: 116 Against: 12 Abstain: 6
Emuel Venter	Approved	For: 114 Against: 6 Abstain: 11

17. General

No further comments were made.

18. Q & A

No further comments were made.

19. Adjournment



Close: 20:20

Chairperson

On behalf of WelgemoedCID