



**STRAND BUSINESS IMPROVEMENT DISTRICT
AGM
7 OCTOBER 2025**

MINUTES OF THE STRAND BID ANNUAL GENERAL MEETING HELD ON 7 OCTOBER 2025 AT FRIEDMAN & COHEN, STRAND AT 10H00

Present

Grant Goodwin	(GG)	Chairperson
Daantjie Malan	(DJM)	Director
Gene Lohrentz	(GL)	Management Company
Jaco Wessels	(JW)	Management Company
Wejaen Viljoen	(WV)	Management Company
Cllr Carl Punt	(CP)	Board Observer

Apologies

Barry Friedman	(BF)	Director
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Please see the attached attendance register for a list of additional attendees:

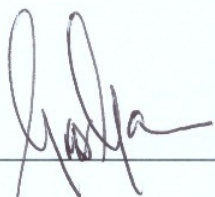
1. REGISTRATION a. The Members and proxies registered their attendance prior to the commencement of the meeting.	Wejaen Viljoen
2. WELCOME AND APOLOGIES a. The Chairperson, Grant Goodwin, welcomed all attendees and thanked members, service providers, and City representatives for their continued support and collaboration. b. An apology was noted by Barry Friedman, who submitted a proxy to the Chairperson.	Chairperson
3. MEMBERSHIP 3.1 Resignations a. No formal resignations were recorded. It was noted, for record purposes, that one member, trading as Strand Oogsorg, had been unresponsive and unreachable for an extended period. The matter was noted in terms of the MOI provision allowing removal of members who fail to attend AGMs over a two-year period. 3.2 New Members b. It was confirmed that no new members were admitted during the period under review.	Gene Lohrentz
4. QUORUM TO CONSTITUTE A MEETING a. The Company Secretary confirmed that a quorum was present in accordance with the Memorandum of Incorporation. The meeting was declared duly constituted.	Chairperson
5. PREVIOUS AGM MINUTES	Members

Minutes Approved: _____

SBID Chairperson

5.1 Approval a. The minutes of the previous AGM, having been circulated and published on the SBID website, were presented at the meeting. The minutes were approved by a show of hands. 5.2 Matters Arising a. No matters arising from the previous AGM minutes were raised.	
6. CHAIRPERSON'S REPORT a. The Chairperson presented his report, noting that the Strand BID had entered its third five-year term with a continued focus on creating a safe, clean, and welcoming central business district. b. Key points included the prioritisation of public safety, which accounts for more than 60% of the annual budget, supported by daytime public safety officers, a night reaction vehicle, and an expanded CCTV network with AI functionality. c. Operational performance remained strong despite financial constraints, with measurable reductions in public drinking, illegal dumping, and certain crime categories. d. The Chairperson highlighted the integration of cleaning, social upliftment, and recycling initiatives, as well as sound financial management that strengthened reserves and ensured organisational sustainability. e. Emerging pressures linked to densification, redevelopment, and increased demand on infrastructure were acknowledged as ongoing challenges. Appreciation was extended to the City of Cape Town, Geocentric Urban Management and Security, property owners, and community partners.	Chairperson
7. FEEDBACK ON OPERATIONS 2024/25 a. Management presented detailed operational feedback covering public safety, CCTV monitoring, cleaning, urban management, and social upliftment. b. Key operational highlights included: • Four foot patrol officers during the day (Monday to Sunday). • 6,891 public safety incidents recorded. c. Close cooperation with private security providers enabled real-time camera monitoring and rapid nighttime responses. Engagement with SAPS and City departments continued as required. d. Urban cleaning achievements included: • 3,085 refuse bags collected. • 70 illegal dumping sites cleared. • 144 green bin services completed. • 95 drains cleaned. • 75 urban defects repaired or reported. e. Recycling initiatives focused on removing recyclables from green bins to discourage bin scratching, despite limited financial returns. f. Landscaping and beautification projects included upgrades to Strand Circle, irrigation improvements, retaining walls, planting, and minor structural repairs. g. Challenges discussed included limited manpower, windblown sand, public urination, bin scratching, and pressure during peak and festive periods.	Gene Lohrentz
8. APPROVAL OF THE ANNUAL REPORT FOR 2024/25 a. The Annual Report, published on the SBID website and containing multi-year comparative operational statistics, was presented. Members approved the Annual Report by a show of hands.	Members
9. NOTING OF AUDITED FINANCIAL STATEMENTS 2024/25	Gene Lohrentz

Minutes Approved: _____



SBID Chairperson

a. The Audited Financial Statements for the 2024/25 financial year were presented and noted. No material concerns were raised. b. The Annual Financial Statements were approved.	
10. BUDGET 10.1 Noting of Additional Surplus Funds Utilised in 2024/25 a. It was confirmed that no additional surplus funds were utilised during the year beyond what was approved at the previous AGM. 10.2 Approval of Additional Surplus Funds Utilisation for 2025/26 b. Surplus utilisation of R70,800 was proposed and approved, allocated primarily to extending cleaning and recycling hours and supporting the CCTV network. 10.3 Approval of Surplus Funds Utilisation for 2026/27 c. Projected surplus utilisation for the following year was presented and approved in principle, aligned with operational priorities. 10.4 Approval of the Budget for 2026/27 d. The proposed budget of approximately R2.19 million, reflecting an overall increase of 6.9% driven largely by public safety costs, was presented and approved.	Gene Lohrentz
11. APPROVAL OF THE IMPLEMENTATION PLAN FOR 2026/27 a. The Implementation Plan, aligned to the business plan and budget and detailing service frequencies and deliverables, was presented and approved.	Members
12. APPOINTMENT OF A REGISTERED AUDITOR a. The reappointment of Piper Turner as the registered auditor, with rotating partners, was approved.	Members
13. CONFIRMATION OF COMPANY SECRETARY a. The appointment of Mr. Wejaen Viljoen as Company Secretary was confirmed, with technical company secretarial services continuing to be supported by the auditors' advisory division.	Members
14. ELECTION OF BOARD MEMBERS a. Mr. Daantjie Malan retired by rotation and made himself available for re-election. He was re-elected as a director by the members present.	Members
15. GENERAL a. General discussion focused on parking management within the CBD, limited enforcement capacity, staff and owner parking behaviour, and the need for improved collaboration with Metro Police ahead of the festive season. Recycling capacity, bin availability, and litter management during peak periods were also discussed.	ALL
16. Q & A a. Members raised questions relating to parking enforcement, alternative parking areas for staff, recycling infrastructure, bin capacity during peak periods, and operational pressures during the festive season. Management, the Chairperson, and the Ward Councillor responded.	ALL
17. ADJOURNMENT a. There being no further business, the Chairperson thanked attendees, service providers, City representatives, and members for their engagement and support. The meeting was formally adjourned.	Chairperson

Minutes Approved: _____



SBID Chairperson