



MMID
Montague Gardens-Marcconi Beam
Improvement District

OUR AREA. OUR COMMUNITY. OUR SAFETY. OUR SHARED RESPONSIBILITY.

MMID - Annual General Meeting
Milnerton Library, Pienaar Street, Milnerton

Tuesday, 12 November 2024 AT 11h00am

Present From MMID:

Karen Davis (Chairman)
Kenji Lo (Vice-Chairman)
Christian Lewis
Jonty de la Porte
Tammy Maritz
Chantelle Rae
Johann Weyers

Present from CoCT:

Cllr Anthony Benadie
Vizo Mdwara
Marsha van der Poel
Candice Janse van Rensburg

Present Guests:

Sonja Brown	Filipo Ganci
Amit Shiba	Hein Köhne
Ryan Minnaar	Craig Van Rensburg
Jay Adonis	Daryn Bradley
Anja Rose	Ana Elliot
Erika Nel	Michiel Olivier
Michel Stoos	Tanya Walravens
MJ du Toit	Nolan Gengaloo
Dominica Herbert	

Members Present:

Bennie Van Nieker	Brenda Addison
Carl von During	Christian Lewis
Jacobus Relief	John Farelo
Jonty de la Porte	Karen Davis

Initial: Y.L. Chairman: K.D.



Kenji Lo	Leon Chiang
Madelein Du Toit	Marinda Huntley
Mark Prutton	Mark Stuart x 2
Natasha Van Dam	Piet de Klerk
Ralph Ruthford & Thinus Dixon	Warren Arendse
Ziyaad Mullah	Stephen Nell

Apologies:

Roxanne Moses

The meeting opened at 11:00.

	NOTES	APPROVALS
1.	REGISTRATION	
	All guests, members and staff of the MMID signed the register.	
2.	WELCOME & APOLOGIES	
	Karen Davis chaired the meeting and welcomed all present. The attendance registers were all signed. Apologies received from Roxanne Moses	
3.	MEMBERSHIPS	
	Karen Davis confirmed 46 official members for the MMID with no resignations. New Members: <ul style="list-style-type: none"> • Transhex Supply Services • CBD Trust/Shabros Property • Novus Print • Hendrina Maria de Klerk of Anwiko Properties • Addlease t/a Addsure 	
4.	QUORUM TO CONSTITUTE A MEETING	
	The City of Cape Town confirms quorum. 6 members are required for quorum. 21 Members Present.	

Initial: YIL Chairman: Kel



5.	PREVIOUS AGM MINUTES	
	<p>Approvals:</p> <p>The minutes of the AGM held on 7th of November 2023 were approved by all members, signed by Karen Davis and Kenji Lo.</p> <p>No matters arising from previous AGM was brought forward.</p>	<p>Approved by members.</p>
6.	CHAIRMAN'S REPORT & OPERATIONS 2023	
	<p>Chairman</p> <p>I am pleased to present the Chairman's Report for the Montague Garden Marconi Beam Improvement District (MMID) for the financial year ending 30 June 2024. Reflecting on the past year, I am both proud and inspired by the progress we've made and the challenges we've addressed in our efforts to improve the quality of life in Montague Gardens.</p> <p>As Chairman of the Board, I have the privilege of leading a dedicated team whose passion and commitment are transforming Montague Gardens into a vibrant and secure business hub.</p> <p>Operational Challenges</p> <p>During the year, we encountered significant challenges along Montague Drive, including twelve sinkholes/sewer collapses. Maintaining the surrounding gardens in these conditions proved impractical. We had to exercise patience, allowing time for necessary repairs to be completed before we could fully attend to the affected verges. After a prolonged nine-month waiting period for the sinkholes/sewer collapse issues to be addressed, we were compelled to shift our operational focus to other priorities.</p> <p>Operations</p> <p>Cleaning</p> <p>Our cleaning team stepped up to maintain the area's cleanliness. We have 6 people in our cleaning team, and they diligently collected all rubbish carried in by the frequent winds, emptied Bingo Bins, and picked up litter left behind by vagrants. Businesses are also guilty, by putting out their unwanted goods for vagrants. The team also tackled illegal dumping in the district, making a significant impact on the area's overall appearance and hygiene. Through their dedicated efforts, they sorted and recycled an impressive 7 tons of plastic and paper over the course of the financial year.</p> <p>Urban</p> <p>The MMID Urban Team is dedicated to maintaining and enhancing the area's green spaces, including flower beds, verges, and public landscapes. Their work involves regular</p>	

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weeding, cutting, and planting to ensure that these areas remain vibrant and visually appealing.

The team also trims trees and bushes to promote healthy growth and maintain a clean, well-kept environment.

Our biggest challenge is watering in the summer months. We have a standpipe that the City has provided us with, that we connect to a fire hydrant and load the water container. We do get billed for the water we use.

Social Development

We've had a busy year this last financial year. We assisted Janets Junction on Mandela's Day and helped make over 4000 sandwiches and supplied them with the bread and spreads for the making of these sandwiches.

We also supported the Milnerton Baptist soup kitchen with essential groceries, helping provide warm, nutritious meals to those who need it most, including children and the elderly.

We also outfitted the Phoenix Football Association, local under-8 soccer team, ensuring they had the necessary gear to start their new season.

Committed to youth education, we sponsored 12 students at the Atlehang Training Group by providing textbooks, helping make educational opportunities and brighter futures possible.

The Phoenix Ratepayers Association reached out to us for groceries for their Empowering Women's Day.

Public Safety

We at the MMID have a great relationship with Law Enforcement. We have a dedicated Law Enforcement officer that the MMID pays for. Previously the LE officer was travelling with the patrollers, that was hampering him in terms of what he can do. The decision was made, as we had excess funds, to purchase a vehicle. City and LE branded the vehicle for us with approved LE stickers. We then employed a Public Safety Coordinator assigned specifically to our CID area; you know him as Melvyn. He has extensive experience, coming from Traffic, and previous to that he was with Metro police. For these reasons, he was the perfect candidate to fill this role. Since implementing this team, there has been a huge, marked difference in the area. From finding people disobeying traffic laws, to issuing fines to people who don't have driver's license or have not renewed their vehicle license, and especially the public drinking that happens in the area. To date, that vehicle has done 6268km in patrolling the area.

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Star Alarms – Presented by Craig van Rensburg

Craig gave a presentation on the camera's we currently have up in the area and what a benefit they have been.

A different company started with the roll-out, we took over about 2 years ago. The goal is to cover all the entrances and exits to Montague Gardens. We work with Demux, who does all the installations of the cameras in the area, where Star does all the monitoring. We divided Montague Gardens into 4 sections to start with camera coverage. Started at the top with Dawn, Stella, Ingrid, Esso and Montague Drive. We run human detection cameras and notice a massive decrease in crime in the area. All the cameras start triggering at 8 o'clock in the evening. It comes to the control room, and we dispatch the patrollers.

The next phase was to cover Marconi Road, Marconi Crescent and then First street, Second Street and all the rest.

We have 10 LPR's cameras in the area.

We are working and talking about the next phase which would cover Drill, Chain, and Bolt.

The most expensive part about putting one of these poles up, is that each pole has it's own server, analytics, there is power and back up power and more. We try and get one location and try and get as many cameras as possible on that one location to cover the area.

There are 128 cameras in Montague Gardens.

Our cameras cannot face into private property unless permission has been granted. All the cameras are infrared.

7 years ago, an average of 13 break-in's per week and 126 vagrants living in the area, as of today, we have had one burglary in the last year. That was at RF Metals, where they broke through the wall at the back, but didn't take anything. Walked around inside the warehouse and then left. There has been a couple of wall jumpers, just looking around the properties, but left again. We've had 2 armed robberies at Diamond Liquors, to which we managed to get the number plates and track them.

Multiple arrests for remote jamming in the area. We follow them with the cameras.

A murder took place in the area, we received a call telling us of a body in Station Road. We got there at 20:15, we informed control room to check what happened. Control had a look and found 3 guys walking around the area sometime after 7. Followed them around. You will see a young man come into view of the camera, these guys

Initial: V.R. Chairman: W.J.



	<p>approached him and started harassing him, clearly looking for a cell phone and money. They had been drinking, you can see the alcohol bottles. They got nothing off the young man. The one gentleman took out a knife and stabbed the youngster, once, in the heart. The young boy, only 19 passed away. By this time, 45 min had passed when we received the call. Our control room started looking at the cameras to follow where these guys had gone. Control room spent an hour following these guys in the community and we found them sitting at the Engen Garage. Control room informed the patroller to go and collect them. An arrest was made within an hour after the crime was committed.</p> <p>The aim is to get these guys out of our community. We focused on crime hotspots and started working from there with regards to installing the cameras. But we will have the entire Montague Gardens covers.</p> <p>Some information regarding cameras, if you have cameras around your building and you can add to the camera network. The MMID has the facilities to add your camera into the network. It would benefit the community and we wouldn't have to put down more nodes (poles) and would save money. Rectron already join us, we cover their facility and they have given us 7 cameras along Omuramba and an LPR, they get the benefit of protection of their building. There is numerous properties that have come on board with cameras for their properties and are linked to the MMID network.</p>		
7.	<p>APPROVAL OF ANNUAL REPORT</p>		
	<table border="1"> <tr> <td data-bbox="248 1192 1255 1346"> <p>The board of directors has approved the annual report for 2023/2024 and was available online. By show of hands, do we have approval for annual report?</p> </td> <td data-bbox="1255 1192 1466 1346"> <p>Approved by members.</p> </td> </tr> </table>	<p>The board of directors has approved the annual report for 2023/2024 and was available online. By show of hands, do we have approval for annual report?</p>	<p>Approved by members.</p>
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8.	<p>NOTING OF AUDITED FINANCIAL STATEMENTS</p>		
	<p>It was noted that the audited financial statements for the year 2023/2024 have been approved by the board and submitted to the CoCT. These financial statements were made available to our members and still are on our website.</p>		
9.	<p>BUDGET</p>		
9.1	<p>It was noted that the additional surplus funds for the year 2023/2024 have been approved by the board and submitted to the CoCT.</p> <ul style="list-style-type: none"> • Greening Project R400 000.00 • Sidewalk Project R250 000.00 • Additional Social Upliftment R180 000.00 		

Initial: Y.C Chairman: [Signature]



9.2	<p>Approval of additional surplus funds utilised in 2025/2026</p> <ul style="list-style-type: none"> Greening Project R400 000.00 Sidewalk Project R250 000.00 Additional Social Upliftment R180 000.00 	Approved by members.
9.3	<p>Approval of budget for 2025/2026:</p> <p>The board of directors has approved the budget for 2025/2026 and it has been submitted to the city of Cape Town. This budget was made available to the members on the MMID website and is still available. Increase from 6% to 7.5% which appears on the budget.</p>	Approved by members.
10.	APPROVAL OF THE IMPLEMENTATION PLAN 2025/2026	
	<p>The board of directors has approved the implementation plan for 2025/2026 which has been submitted to the CoCT and was made available to the members on our website.</p>	Approved by members.
11.	APPOINTMENT OF A REGISTERED AUDITOR	
	<p>All necessary documentation has been completed and submitted to CIPC and CoCT back in 2022. We changed from Harry Curtis & Co. to Cecil Kilpin & Co. We have our CoR44 certificates for our auditors.</p>	No objections by members.
12.	CINFORMATION OF COMPANY SECRETARY	
	<p>All necessary documentation has been completed and submitted to CIPC and CoCT. This is also a CoR44, and we make use of Waterford Mews Secretarial Services.</p>	No objections by members.
13.	ELECTION OF BOARD MEMBERS	
	<p>The MMID received no other nominations for directorship.</p> <p>Reference is made to Clause 12.1.7 of the Memorandum of Incorporation (MOI) which stipulates "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 director Kenji Lo (Yun-Chun Lo) will resign. Mr Kenji Lo has made herself available for re-election as a director.</p>	Members voted for Mr Kenji Lo to be reinstated.

Initial: Y.C. Chairman: [Signature]




14.	GENERAL	
	<p>Novus that is in Freedom Way, have rolled out a project where they clean Omuramba Road along side Joe Slovo. They have been funding Clean C to clean up along the road. Unfortunately, the MMID has a boundary, and the Joe Slove side of Omuramba Road is outside of our boundary. The same applies to Koeberg Road and Bosmansdam Road.</p> <p>It has become a problematic area. There is a rebuild of the My City bus station due to start next year, with all the security measures and the re-instating of the robots has already made a difference, Novus would like the businesses that were affected by the stat of Omuramba Road to join in and take part in the cleaning project. It is unsustainable for one company on their own to run with this project. If anyone is interested in getting involved, please contact Novus. Thank you to them for what they have done so far.</p> <p>There have been 2 director resignation in the last year, Tony Pronk and Dirk van der Merwe.</p>	
15.	Q&A	
	<p>Guest: How many phases are there for the camera rollout? Kenji Lo: There are 5 phases</p> <p>Guest: Will the levy come down after the phases are completed or will it stay 7.5? Is that a permanent increase? Kenji: It will stay as there is maintenance on the cameras and the more camera's that get installed the more monitoring and maintenance there is. There are additional fees that are not once off, they are ongoing. There is also insurance on the cameras.</p> <p>Karen Davis: it is important to note that for the last couple of years, we have not increased our levy. There has not been a necessity to increase the levy until now. We sat down and discussed this and if we are to continue to grow this network and to provide what you all have the right to expect, 1.5% increase is minimal.</p> <p>Guest: If I have 40 cameras on my property of which 4 look onto the road, can those 4 go onto the network? Craig: It has to be an IP system; we can't monitor analogue.</p>	

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	<p>Guest: Can you please tell us what are the building at the back in Station Road?</p> <p>Cllr Benadie: I am actually trying to find that out myself. A business park development, they have started with infrastructure and roads. There are some challenges with the power lines that are there, so there are spots that there can't be construction. But I have to admit that I don't have much information about it. I am still trying to figure out if this is a City driven or private sector project as it is a business park that is coming.</p> <p>Guest: On your presentation (pointing to Craig) you showed with the purple lines the coverage at the back in Station Road, I was hoping there would be a direct road from the N7.</p> <p>Craig: We not sure, it might go onto the N7 or the off ramp, but the purple lines of coverage is because we have a lot of drug dealers coming from Bothasig and they come through the bushes from the N7 and into Montague Gardens. But now with that road being built, I don't know, will have to see.</p> <p>Karen: Part of that roadway will come into our jurisdiction, so we will have to find out.</p> <p>Cllr Benadie: I do think it is running till behind Makro and I am sure there will be portions of it that will fall into your district. Those empty spaces that are outside your area may very well become part of your area.</p>	
16.	Karen Davis thanked everyone for attending for the hard work done by Tammy and Chantelle. Including Johann for all the cleaning and planting.	

Signed:



 Chairman
 Karen Davis



 Vice-Chairman
 Kenji Lo

Initial: YLC Chairman: KD