Friday, 21 November 2025 AT 12h00pm

Present From MMID:

Karen Davis (Chairman)
Kenji Lo (Vice-Chairman)
Tammy Maritz (CID Manager)
Chantelle Rae
Johann Weyers
Matthew Griebenow

Present from CoCT:

Cllr Anthony Benadie
Nonhlanhla Ngubane
Donna-Lee Lombard (LE)
Ronel Londt (LE)

Present Guests:

Eunice Young
Jay Adonis
Ros Eachus
Shaun Nichol
Karen Rosenberg
Claudia Del Fante
Hein Köhne
John Robinson
Ryan Minnaar
Vanessa Grobbler
Colin Rosenberg

Members Present:

Bennie Van Nieker
Deon Liebenberg
Karen Sam Davis
Madelein du Toit
Clare Pook
Ralph Ruthford
Gabriel Walravens
Ziyaad Mullah
Brenda Addison
Jonty de la Porte
Kenji Lo
Marinda Huntley
Mark Prutton
Matthew Griebenow
Yvette Huysamer
John Farelo

MMID - Annual General Meeting

Milnerton Library, Pienaar Street, Milnerton

Apologies:

Christian Lewis

The meeting opened at 12:00pm.

	NOTES	APPROVALS
1.	**REGISTRATION**	
	All guests, members and staff of the MMID signed the register.	
	Moment of silence was taken for the GBV at 12:00.	
2.	**WELCOME & APOLOGIES**	
	Tammy Maritz chaired the meeting and welcomed all present. The attendance registers were all signed. Apologies received from Christian Lewis.	
3.	**MEMBERSHIPS**	
3.1 **3.2**	Tammy Maritz confirmed 32 official members for the MMID with no resignations. New Members: • Steel Web Trading • Budget Basics • Green Leaf Property Investments • Fusion Property • Ravenstreet Property	
4.	**QUORUM TO CONSTITUTE A MEETING**	
	The City of Cape Town confirms quorum. 3 members are required for quorum. 16 Members Present.	

5.	**PREVIOUS AGM MINUTES**	
5.1	Approvals: The minutes of the AGM held on 12th of November 2024 were approved by all members, signed by Karen Davis and Kenji Lo. Tammy noted that at the previous year's meeting, a question was raised regarding the construction taking place at the bottom of Station Road. She confirmed that the development is called Auction Nation, which falls under the We Buy Cars umbrella.	**Approved by members.**
5.2	There were no further matters arising from the previous AGM.	
6.	**CHAIRMANS REPORT**	
	Karen informed everyone that the full chairman's report can be found in the Annual Report. Morning all. Looking back over the past year, I feel proud of how far we've come as a community. Every year brings challenges, but it also brings opportunities to grow stronger together. We faced some hurdles again this year, sinkholes, the sewer line construction with all its dust, and of course the ongoing Eskom power outages. These disruptions tested us, but they also showed the resilience of our team and our members. On the positive side, our partnerships with Star Alarms and Demux have made a real impact. Their work on CCTV monitoring and installations has helped reduce crime, and our patrollers continue to respond quickly when issues arise. Community upliftment remains close to our hearts. We continue to support two soup kitchens that feed children, the elderly, and anyone in need. Janet's Junction has flourished in its new space, with donated laptops helping young people learn skills, do homework, and prepare CV's. And our Community Medics have once again provided fast, lifesaving assistance when emergencies strike. Communication has been another strength. Our Facebook page and WhatsApp groups – especially the Safety Gorup – keep members connected and informed. And we remain in close contact with the City of Cape Town, logging reports and following up on service delivery issues on behalf of our members.	

	Financially, we continue to plan carefully and manage our budget responsibly, always mindful of the pressures our business and property owners face. Our goal is simple: to provide the best possible service in the most cost-effective way. I want to thank our members, our partners, and law enforcement for their collaboration. To my fellow Board Members, thank you for your time and dedication. And to our MMID staff – you are the heartbeat of this organisation. Your positivity and resilience never go unnoticed. As we look ahead, our commitment remains clear, to keep Montague Gardens-Marconi Beam safe, clean, and thriving. Together, we are building a community we can all be proud of. Thank you.
7.	**OPERATIONS 2024**
	Public Safety Tammy addressed the attendees and conveyed apologies on behalf of Craig from Star Alarms, who was unable to attend the AGM as he is currently in Lesotho. She noted that Craig had prepared a short video presentation outlining the cameras installed from last year to date, as well as the functions and benefits these cameras provide to the MMID. Video was played - Craig van Rensburg (Can be found on the website under AGM) Tammy noted that the video shown to members represents only a small portion of what the MMID team manages on a daily basis. She extended sincere thanks to Craig from Star Alarms and the Demux team, acknowledging their exceptional service and the strong working relationship they maintain with the MMID. She reiterated the MMID's commitment to maintaining a dedicated Law Enforcement (LE) officer in the area. The impact has been significant—particularly in addressing the long-standing issue of trucks overnighting in the district. Previously, the MMID received numerous complaints about trucks parked on private property and in the streets, creating a substantial challenge. Through the consistent efforts of the LE Officer and Melvyn, the Public Safety Coordinator—who engage with drivers, issue fines, and communicate with trucking companies—the occurrence of overnighting trucks has drastically decreased and is now a rare issue. Tammy further reported that the MMID has joined forces with SAPS to address the major concern of public drinking in the district. SAPS now partners with Law Enforcement on Friday afternoons to conduct small operations aimed at reducing and managing public

drinking. Although SAPS was unable to attend the AGM, the Warrant Officer was on duty with the MMID team that same afternoon. Over the last financial year, a total of 870 individuals were removed from the area for public drinking.

As highlighted in Craig's video presentation, the MMID now has more than 130 cameras installed across the district. These cameras play a vital role not only in crime prevention but also in monitoring and assisting with accident-related incidents. Tammy noted that she frequently receives calls from business owners, insurance companies, and brokers regarding footage for vehicle accidents involving their drivers.

She also addressed ongoing improvements regarding open gates in the area. When she started in 2023, it was common to find two to three gates left open every night. Through persistent monitoring and follow-up by the MMID team, this has been reduced to approximately one to two open gates per week. Once an open gate is identified, Chantelle notifies the business the following morning, and Melvyn—along with the LE Officer—conducts a wellness check to determine the cause. In most cases, the properties operate 24/7, house churches, or accommodate residents who frequently move in and out.

Tammy concluded by noting that crime in the area has dropped significantly. During her weekly meetings with SAPS and Colonel Africa, crime statistics from the preceding week are reviewed, and most reported cases now relate to internal business matters such as fraud or theft by staff, rather than external criminal activity within the district.

Cleaning Team

Tammy expressed her appreciation for the cleaning team, noting that they continue to perform exceptionally well, especially during the windy season. The MMID has a full team of six staff members, including one supervisor who also serves as the team's driver. The district is divided into five sectors, and the team is responsible for sweeping the roads, clearing gutters, emptying bingo bins, and collecting litter that has blown into the area or been discarded on the ground.

In cases of illegal dumping, the supervisor assesses the materials and arranges for removal—unless the waste requires intervention from the City's Solid Waste Department, such as large quantities of glass, builders' rubble, or asbestos. In those instances, a C3 is logged and escalated to the appropriate City department. Tammy emphasised that if a business within the district is found to be responsible for illegal dumping, Law Enforcement will be sent to issue the appropriate fines.

All waste brought to the MMID facility is also sorted, with recyclable materials separated and sent to local recycling companies based in Montague Gardens.

Urban Team

Tammy highlighted the work of the Urban Team, who are responsible for maintaining the district's green spaces. Their duties include tending to flower beds and verges, performing regular weeding, planting new gardens, and trimming bushes and trees. The team is fully certified and equipped with the necessary safety gear for working at height when trimming tall trees. Like the cleaning team, the Urban Team consists of six members, including a supervisor and a driver.

This team also oversees all watering in the area to ensure that the gardens are maintained and supported throughout the year. The MMID works closely with local landscapers who assist with the selection and supply of plants, supporting the broader Greening Project—an ongoing initiative aimed at restoring and enhancing the gardens throughout Montague Gardens.

As part of the MMID's urban improvement efforts, funds have been allocated to upgrade certain sidewalks in the district. Improvements have already begun on Montague Drive near Montague Gardens Hardware and PitStop, as well as on the corner of Esso Road and Montague Drive. Tammy noted that the City of Cape Town has also begun upgrading sidewalks in the area, including sections of 2nd Street and Montague Drive. The MMID intends to continue driving this initiative to uplift and beautify the public spaces within the district.

Social Development

Tammy reported on the MMID's ongoing social development initiatives. The MMID continues to make a meaningful impact through monthly contributions to Janet's Junction, specifically supporting their Youth Development Programme, which provides after-school assistance to local children. The MMID also provides monthly support to Community Medics, who have repeatedly assisted with medical emergencies within the district.

In addition, the MMID supports two local soup kitchens—Milnerton Baptist Church and Janet's Junction—by providing monthly grocery donations. Beyond these regular

	contributions, the MMID also assists various organisations throughout the year. Initiatives over the past year included donating Christmas goodie bags to children at both soup kitchens, providing blankets to a children's orphanage, purchasing soccer balls for a youth soccer team in Joe Slovo, and supporting Cheryl Lyn's Rescue Organisation, which frequently helps with lost or abused animals found in the area. As part of the MMID's commitment to re-use and reinvest in the community, several older TV monitors from the former control room were donated to Robertson House, Huis Zonnekus, and the Lions Club. In total, the MMID supported approximately 11 organisations during the past financial year, and Tammy confirmed that the MMID remains committed to continuing this support in the year ahead.	
8.	**APPROVAL OF ANNUAL REPORT 2024/2025**	
	The board of directors has approved the annual report for 2024/2025 and was available online. By show of hands, do we have approval for annual report?	**Approved by members.**
9.	**NOTING OF AUDITED FINANCIAL STATEMENTS**	
	It was noted that the audited financial statements for the year 2024/2025 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.	
10.	**BUDGET**	
10.1	It was noted that the additional surplus funds for the year 2024/2025 have been approved by the board and submitted to the CoCT. • Greening Project R400 000.00 • Additional Social Upliftment R180 000.00 • Sidewalk Project R250 000.00 • Lithium Batteries R70 000.00	
10.2	Approval of additional surplus funds utilised in 2025/2026 • Greening Project R300 000.00 • Sidewalk Project R200 000.00 • Additional Social Upliftment R200 000.00	**Approved by members.**
10.3	Approval of budget for 2026/2027: The board of directors has approved the budget for 2026/2027 and it	**Approved by members.**

	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.	
11.	**APPROVAL OF THE IMPLEMENTATION PLAN 2025/2026**	
	The board of directors has approved the implementation plan for 2026/2027 which has been submitted to the CoCT and was made available to the members on our website.	**Approved by members.**
12.	**APPOINTMENT OF A REGISTERED AUDITOR**	
	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.	**No objections by members.**
13.	**CINFIRMATION OF COMPANY SECRETARY**	
	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.	**No objections by members.**
14.	**ELECTION OF BOARD MEMBERS**	
	The MMID received no other nominations for directorship. 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 Christian Lewis will resign. Mr Christian Lewis has not made himself available for re-election as a director. Tammy noted that Matthew has been shadowing the MMID Board of Directors for the past three months, and the MMID is pleased to formally welcome him to the board. No official portfolio has been assigned at this stage; this will be determined at the next Board of Directors meeting when voting takes place for the new Chairperson and Vice-Chairperson. The MMID extends a warm welcome to Matthew as he joins the board.	

15.	**GENERAL**	
	There have been 2 director resignation in the last year, Jeanine Groenewald and Jonty de la Porte.	
16.	**Q&A**	
	Question – Jonty: Jonty raised a concern regarding the structure that is being built—or has already been built—on Omuramba Road on the pavement, and asked what action has been taken regarding this matter. **Response – Cllr Benadie:** Cllr Benadie explained that Legal Services has taken action against the structures closest to the Democracy Drive intersection. He added that the issue may also be addressed indirectly through the Electricity Department. As part of the reconstruction of the taxi rank, the service lane will be reopened, and in order for the department to access and service the electrical network along the back of Joe Slovo, the specific structure in question will need to be removed as it obstructs that work. **Question – Ralph:** Ralph asked about the Meridian building located across the intersection, and enquired about its current status. **Response – Tammy:** Tammy confirmed that he was referring to the building situated inside Joe Slovo, visible from the Omuramba Road side. She clarified that the building falls outside of the MMID's jurisdiction and therefore does not form part of the MMID's operational area. **Follow-up Question – Jonty:** Jonty asked for clarification, referring to the building in Printers Way.	

Response – Tammy:

Tammy confirmed that the building in question is the one on the corner. She explained that the last information received indicated that the property owner had gone into business rescue.

Additional Comment – Cllr Benadie:

Cllr Benadie added that the building has since been sold. He noted that it had been abandoned and stripped prior to the sale.

Further Clarification – Tammy:

Tammy confirmed that the MMID had previously requested Water and Sanitation to install stopcocks at the property due to ongoing pipe theft. She also noted that the building is known as the old Puma building.

Comment – Jonty:

Jonty noted that he would like to make a statement. He expressed that Novus Holdings should be given recognition for the work they have done along Omuramba Road.

Response – Tammy:

Tammy confirmed that Novus Holdings had indeed been acknowledged for their efforts at last year's AGM. She added that the project began early last year and the company has continued their work since then.

Question – Karen:

Karen asked Ralph whether the City's Solid Waste Department had come out to perform the clean-ups they had committed to.

Response – Ralph:

Ralph confirmed that Solid Waste had indeed carried out the clean-ups as planned. Their challenge is from a financial perspective.

Question – Gabriel:

	Gabriel raised a concern regarding the large verge near the Transnet area, where two to three small fires and one major fire have occurred over the past 12 months. He noted that he has two buildings bordering this verge, and each time the smell of burning grass arises, it causes significant concern. He asked what the general policy or mitigation plan is to prevent such incidents. **Response – Tammy:** Tammy explained that she has sent numerous emails to Transnet requesting that the vegetation be cut back. While the MMID team has occasionally gone out on Saturdays to clear what they can, the area is so vast that the work of a six-person team makes little visible impact. Tammy stated that she has escalated the matter to the relevant City of Cape Town officials and included the Ward Councillor and Disaster Risk Management, given the safety implications—particularly with BP and Engen located nearby. She also noted that vagrants have been known to set up camp between the Port Jackson trees in the area. MMID patrollers and Law Enforcement conduct regular checks and remove individuals when necessary. The area was measured on Google Maps and is approximately the size of 30 rugby fields, meaning a full clearance would be extremely costly and beyond the capacity of the MMID alone. **Comment – Jonty:** Jonty suggested that the MMID should consider allocating budget towards clearing the vegetation in the Transnet verge area. **Response – Tammy:** Tammy noted that the MMID can certainly look into the suggestion and take it into consideration during future budget discussions. She thanked Jonty for his input.	

	Question - Ralph: Raised concern about the number of taxis standing in Freedom Way and driving on the wrong side of the road. He cautioned that it may only be a matter of time before an accident occurs. **Response - Tammy:** Acknowledged that taxi-related issues are widespread and not limited to this area. She reminded members that similar issues arose a few months ago, and the committee had to remain neutral to avoid appearing aligned with any taxi associations. **Comment - Cllr Benadie:** Noted that many of the problematic taxis are not local. **Comment - Tammy (confirmed):** Clarified that the committee maintains a good relationship with local taxis. The taxis causing issues are largely from Dunoon, Mitchells Plain, and Athlone, and they often disregard rules and act as they please. **Comment - Karen:** Added that the committee has already contacted the traffic department directly and held meetings with SAPS and Law Enforcement. A request has been made for joint visible operations in hotspot areas to create deterrence and improve safety. **Question - Jonty:** Asked when the next rollout of cameras for Marconi Beam would begin. **Response - Tammy:** Responded that once the installation along Railway Road is completed—which is already looking very good—the rollout will move to Marconi Beam. She noted that approximately 75% of the current project is complete, with most major roads and intersections already covered. The next phase will therefore focus on Marconi Beam.	

	Question - Clare: Raised concern about recurring sewerage smells affecting one of her tenants on Montague Drive, noting that she has also experienced the odor herself. Asked whether this issue will start to subside. **Response - Tammy:** Explained that the current construction work relates directly to the sewer lines. **Comment - Cllr Benadie:** Added that once the construction is complete, Montague Drive will be decommissioned, reconstructed, relined, and then brought back into service. He clarified that the smell is a result of over-pumping, as crews need to intercept the sewer lines at the drains before the sinkholes and pump the flow over to the next available drain. **Comment - Bennie:** Commented that they have increased the size of their own drainage sewer pipes to better handle flow caused by sinkholes and backups. Suggested that enlarging pipes could be considered in future planning.	
17.	**Adjournment:** Karen Davis thanked everyone for attending and asked that they please stay for a cup of coffee and ask any further questions they might have for any of us. Thank you for the hard work done by Tammy and Chantelle.	

Signed:

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Chairman
Karen Davis

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Vice-Chairman
Kenji Lo