Muizenberg Improvement District (MID)

Minutes of the Annual General Meeting

Held on: *Thursday*
Date: *27th November 2025*
Time: *18.30*

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1. Welcome and Meeting Opening

The Chairperson opened the meeting and welcomed all members, non-members, residents, property owners, and guests to the **2025 Annual General Meeting of the Muizenberg Improvement District**.
It was noted that the venue was compact, and attendees were thanked for their understanding.

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2. Quorum and Attendance

The Chairperson confirmed that a quorum was present.
Proxies received were sufficient to constitute a valid meeting.

Apologies:
No formal apologies were received.

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3. Adoption of the Agenda

The agenda was circulated to members.
There were no objections, and the agenda was **adopted as presented**.

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4. Membership Update

The meeting was advised of the following:

- No new MID member registrations were received during the year.
- Several members moved out of the MID area and are required to re-register should they return.
- No membership irregularities were recorded.

Membership status was **noted**.

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5. Minutes of the Previous AGM

5.1 Approval of Previous Minutes

The Chairperson called for approval of the previous AGM minutes.

- **Approved:** By majority show of hands.
- **Against:** None.

5.2 Matters Arising

No matters were raised from the previous minutes and no objections were made.

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6. Chairperson's Report

The Chairperson's Report was **noted** as having been published on the MID website. Members were encouraged to review the detailed portfolio updates contained therein.

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7. Operational Report (MID Manager)

The MID Manager, **Mr. Michael Lategan**, presented a comprehensive overview of MID operations for the 2024–2025 year.

7.1 Cleaning and Maintenance

- MID operates four cleaning zones, deep-cleaned Monday to Thursday.
- Daily visual checks ensure cleanliness and address hotspots.
- Tasks include litter removal, dumping removal, painting, weeding, and managing dog/human waste.
- MID has transitioned to **UnPoison** non-chemical weeding.
- MID maintains **82 cameras**, requiring regular cleaning—particularly challenging during summer south-easter winds.
- Challenges include illegal dumping, overfilled bins, and black bags left outside bins.

7.2 Winter Readiness & Stormwater Management

- All stormwater drains were checked and cleared ahead of winter.
- Blocked drains beyond MID capacity were logged as C3 requests to the City.

7.3 Summer Season Operations

- Weekend cleaning shifts were implemented (Saturday & Sunday 08:00–13:00).
- Approximately **500,000 vehicles per week** were recorded entering Muizenberg during peak season, a major increase from 400,000 the previous year.
- No major incidents were recorded: **no drownings, no stabbings, no car thefts** during the season.

7.4 Public Safety

MID's 3-year safety model was implemented successfully:

Law Enforcement

- Two Law Enforcement Officers (LEOs) patrol daily from 08:00–16:00.
- MID operates one branded vehicle; CoCT provides an additional LE vehicle.

ADT Partnership

- MID Control Room operates **24/7**, logging C3s, coordinating patrols, monitoring cameras, and responding to WhatsApp queries.
- Two ADT vehicles provide 24/7 patrol coverage.
- MID pays for one control room operator but receives an additional operator during peak hours at no extra cost.

Performance Highlights

- **32 arrests** made during the year, including firearm-related cases, robberies, and narcotics offences.
- **256 by-law enforcement fines per month** (street/public-place offences).
- **±150 parking fines per month**, essential for managing limited parking stock.

7.5 Social Development

- MID continues to offer all homeless individuals assistance, shelter placement, and reunification support.
- Many individuals decline assistance.
- Ongoing collaboration with the City's Social Development teams occurs every 2–3 weeks.
- An extensive 8-week engagement process was completed for the mountain encampment.

7.6 Greening Portfolio

- MID gardener maintains Royal Road, Palmer Road, Muizenberg Park, and other public spaces twice weekly.
- "Green Jobs" initiative facilitated removal of **6.5 tonnes** of biomass—at no cost to MID.

7.7 Acknowledgements

The MID Manager thanked:

- The MID cleaning team
- ADT control room and patrollers
- All safety service providers (Mountain Men, Deep Blue, and others)

The operational report was **noted with appreciation**.

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8. Annual Report – Approval

The Annual Report for 2024–2025 was tabled for approval.

- **Approved:** Unanimously by show of hands.
- **Against:** None.

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9. Audited Financials – Noting

The audited financial statements for **2023/24 and 2024/25** were completed and published.

- The financials were **noted** (no vote required).

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10. Surplus Funds (CapEx)

10.1 Noting of 2024–2025 Surplus Utilisation

Surplus funds (CapEx reserve & approved project allocations) spent during 2024–25 were **noted**.

10.2 Approval of 2025–2026 Surplus Fund Utilisation

Members approved the proposed use of surplus funds for the upcoming year.

- **Approved:** Majority show of hands.

- **Against:** None.

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11. Approval of 2025–2026 Operational Budget

The budget for the next financial year was presented.
It was noted that:

- The operating margin is extremely tight (~2%).
- A buffer is retained for emergencies to avoid drawing from CapEx.

Budget Approval:

- **Approved:** Majority
- **Against:** None

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12. Approval of the Implementation Plan (2026–2027)

The updated plan was developed after restructuring under a new Chairperson.

- Members approved the revised implementation plan.
- **Against:** None.

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13. Appointment of Auditor & Company Secretary

- **Auditor:** Harry Curtis & Co. reappointed.
- **Company Secretary:** Cecil Kilpin confirmed.

Both were **noted** (no vote required).

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14. Election of Directors

In line with MID governance requirements:

- The two longest-serving directors, **Mr. Jesse Adonis** and **Mr. Mike Romaine**, stepped down and made themselves available for re-election.
- Co-opted directors **Mr. Neil Harrison** and **Ms. Candice Horn** were required to stand for election.

Outcome:

- All existing directors were **unanimously re-elected**.

- The Finance & Governance portfolio remains vacant; suitable candidates will be approached for co-option.

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15. General Discussion / New Projects

The Chairperson shared a strategic proposal:

- Investigating a **paid-parking management model** under MID to create sustainable revenue and reduce annual levy increases, particularly affecting pensioners.
- A business case will be presented to members for consultation.

No additional project proposals were raised by directors.

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16. Questions & Answers (Q&A)

A detailed Q&A session followed, grouped by portfolio:

16.1 Governance & General Questions

- MID expansion remains under consideration; extension request submitted to the City.
- Expansion would likely extend towards St James, not Marine Estate.

16.2 Public Safety

Key issues raised:

- Traffic bottlenecks at key intersections.
- PRASA level crossing concerns.
- Taxi behaviour and pedestrian safety.
- Right-running and road misuse near Checkers.
- Seasonal traffic pressures and lack of traffic resources.

MID Responses:

- Engagement occurring with Roads, PRASA, and Traffic Services.
- MID LEO hours adjusted during season (10:00–18:30).
- Overtime approved for additional weekend deployment.
- MID continues lobbying for earlier and expanded “season” resourcing.

- Surveillance, enforcement, and C3 reporting continue to manage hotspots.
- Evidence-gathering to challenge problematic bottle store licensing will begin.

16.3 Social Issues

- Concerns raised regarding street children, aggressive begging, and truancy.
- MID continues to follow Child Justice Act requirements and partners with schools and City authorities.

16.4 Beachfront Behaviour & Parks Enforcement

- Questions around authority of Parks & Recreation security officers.
- MID clarified their limited powers; law enforcement must issue fines.

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17. Closure

The Chairperson thanked all members for attending and for their constructive engagement.

The meeting was adjourned at *[Insert Time]*.

END OF MINUTES
