



**BEACONVALE IMPROVEMENT
DISTRICT
AGM
13 OCTOBER 2025**

**MINUTES OF THE BEACONVALE IMPROVEMENT DISTRICT (BVID) ANNUAL GENERAL MEETING HELD
ON 13 OCTOBER 2025 AT UNIT A1, CONNAUGHT PARK, MC GREGOR STREET, BEACONVALE AT 10H00**

Present

Sean Gordon Lavery	(SL)	Chairperson
Barend Herman Havenga	(BH)	Director
Michael Walter Birch	(MB)	Director
Andries Petrus Crous	(AC)	Director
Paolo Antonio Eugenio Avondo	(PA)	Director
Gene Lohrentz	(GL)	Management Company
Jaco Wessels	(JW)	Management Company
Wejaen Viljoen	(WV)	Management Company

See the attached attendance register for additional attendees:

1. REGISTRATION a. Members and proxies present registered their attendance prior to the commencement of the meeting.	Wejaen
2. WELCOME AND APOLOGIES a. The Chairperson welcomed all members and stakeholders present. No formal apologies were recorded.	Chairperson
3. MEMBERSHIP 3.1 Resignations a. No resignations from membership were reported during the period under review. 3.2 New Members a. No new membership applications were received or approved prior to the AGM.	Gene Lohrentz
4. QUORUM TO CONSTITUTE A MEETING a. A quorum was confirmed in accordance with the Memorandum of Incorporation. The meeting was declared duly constituted.	Chairperson

Minutes Approved: _____

[Handwritten Signature]

BVID Chairperson

5. PREVIOUS AGM MINUTES 5.1 Approval a. The minutes of the previous AGM, having been circulated and made available on the CID website, were approved by the members present. 5.2 Matters Arising a. No matters arising from the previous AGM minutes were raised.	Members
6. CHAIRPERSON'S REPORT a. The Chairperson presented a report covering the 2024/25 financial year, highlighting: • Steady operational progress despite economic challenges. • Continued focus on public safety, including 24-hour monitoring, motorcycle patrols, and expanded CCTV coverage. • Improved collaboration with SAPS, City Law Enforcement, and other stakeholders. • Establishment of a security working group focused on railway corridor issues. • Ongoing urban maintenance, including litter removal, drain clearing, de-weeding, and graffiti removal. • Achievement of city accreditation for minor pothole repairs. • More than 60 infrastructure defects addressed. • Sound governance and prudent financial management, with reserves maintained. b. The Chairperson expressed appreciation to management, auditors, and service providers for their support.	Chairperson
7. FEEDBACK ON OPERATIONS 2024/25 a. Operational feedback was presented, covering public safety patrols and incident response. b. Public Safety • 2 patrol vehicles patrolling the area 24/7. 4-foot patrollers or 2 motorbike patrollers during the day – Monday to Friday • Approximately 1,260 public safety incidents recorded. • Over 125,000 patrol kilometres driven. • Regular engagement with individuals entering the precinct. • Recovery and management of stolen bins and trolleys. • Detection of fires, accidents, and criminal activity via CCTV and AI systems. • Support to victims of accidents and crime. • Coordination with police and law enforcement during arrests and emergencies. c. Urban Cleaning • 13,994 refuse bags collected. • 72 illegal dumping sites cleared. • 250 green bin services completed. • 49 stormwater drains cleaned. • 93 urban defects repaired or reported. d. Infrastructure and Urban Maintenance • Fence reinforcement to prevent illegal access.	Gene Lohrentz

Minutes Approved: _____

BVID Chairperson

• Installation and upgrading of AI-enabled cameras. • Maintenance of road markings and fire hydrants. • Beautification projects, including benches and landscaped areas. e. Social and Community Projects • Partnership with shelters to employ former street dwellers for maintenance work. • Support for vulnerable individuals seeking assistance in the area. f. Compliance and Business Liaison • Inspections and enforcement actions against non-compliant businesses. • Ongoing engagement with problem properties, including 48 Connaught Road. • Legal action against non-compliant container and tyre yards. g. The operational report was noted by members.	
8. APPROVAL OF THE ANNUAL REPORT 2024/25 a. The Annual Report for the 2024/25 financial year has been distributed and made available on the website and was approved by the members.	Members
9. NOTING OF AUDITED FINANCIAL STATEMENTS 2024/25 a. The audited financial statements for the year ended 2024/25 were presented and noted. A clean audit was confirmed. b. The Annual Financial Statements were approved.	Gene Lohrentz
10. BUDGET 10.1 Noting of Additional Surplus Funds Utilised in 2024/25 a. The utilisation of surplus funds during the 2024/25 financial year, as approved by the Board, was noted. 10.2 Approval of Additional Surplus Funds Utilisation for 2025/26 a. The proposed utilisation of surplus funds for 2025/26 was approved. 10.3 Approval of Surplus Funds Utilisation for 2026/27 a. The proposed utilisation of surplus funds for 2026/27 was approved. 10.4 Approval of the Budget for 2026/27 a. The proposed budget for the 2026/27 financial year was presented and approved.	Gene Lohrentz
11. APPROVAL OF THE IMPLEMENTATION PLAN FOR 2026/27 a. The Implementation Plan for 2026/27 was tabled and approved.	Members
12. APPOINTMENT OF REGISTERED AUDITOR a. The reappointment of C2M as the registered auditor was approved and remains in effect.	Members
13. CONFIRMATION OF COMPANY SECRETARY a. The appointment of C2M as Company Secretary was confirmed and remains in place. Wejaen Viljoen will be formally registered as the Company Secretary, with the majority of company secretarial duties carried out by C2M.	Members
14. ELECTION OF BOARD MEMBERS a. In accordance with the MOI: • Barend Herman Havenga and Michael Walter Birch retired by rotation. • Both retiring directors made themselves available for re-election and were re-elected by the members present.	Members

Minutes Approved: _____

BVID Chairperson

15. GENERAL a. General matters included: • Ongoing challenges related to fire risks on city-owned land. • Flooding risks during extreme rainfall. • Continued focus on non-compliant properties. • Appreciation for collaboration with City departments and councillors. b. No major unresolved issues were raised.	ALL
16. Q & A a. Members were afforded the opportunity to raise questions. Clarifications were provided where required.	ALL
17. ADJOURNMENT a. The Chairperson thanked members and stakeholders for their attendance and continued support. The meeting was formally adjourned.	Chairperson

Minutes Approved: _____

BVID Chairperson