Minutes of the Annual General Meeting

Oakwood Hughenden Meadows Community Improvement District Not for Profit Company

The Dream Factory at 17:30 on 04 November 2025

Invitees
All members of the OHMCID NPC, non-member property owners, residents of the OHMCID area, and representative of the City of Cape Town (CCT) CID Department, and members of the public.

1. Present
   OHMCID board: Anzette van Staden (chairperson, governance & finance director), Brad Bailey (cleansing & urban management director), Rob Manners-Wood (environmental director), Mark de Klerk (project manager) and Caro Stelling (administration).

   Members:
   Peter Becker, J Blom (by proxy), Kim Conley, De Keukelaere (by proxy) Karen Gabriels, Goby/van der Merwe (by proxy), DH Joseph, K Krapf (by proxy), D Lawson (by proxy), F Nebe, Meadow Brook Properties, H Pretorius (by proxy), M Grunthal, Tanya Hoekstra (by proxy), Henk Pretorius (by proxy), Gill Siebert (by proxy), Chris Tisdall, Jacobus van Staden (by proxy), Greg Zuccarini (by proxy), Thandi Rouse (by proxy)

   Non-members:
   L Byrne

   CCT CID Department: Alma Stoffels

2. Welcome and apologies
   AvS welcomed everyone in attendance and noted that she would chair the meeting. She confirmed Mia Blom (communications director)and welcomed Alma Stoffels from the City of Cape Town (CCT) CID department via MS Teams. AvS noted that the Company had delivered the required notice of the meeting to all members in the form and manner prescribed in section 11.4 of the Company's Memorandum of Incorporation (MOI).

3. Members
   3.1 Resignations
   AvS noted that there are 75 registered members in the CID.
   There have been 0 resignations since the last AGM and 2 new member registrations.

4. Quorum to constitute meeting
   AvS noted that 10x members were in attendance and 12 via proxy.

5. Previous AGM minutes
   5.1 Approval
   The minutes of the meeting held on 06 November 2024 were accepted and approved as accurate and complete by all present.

   5.2 Matters arising
   There were no matters arising.

6. Chairperson's Report
The Chairperson, Anzette van Staden (AvS), presented the report on the activities of the board for FY25, including some more recent developments.

7. Feedback on operations 2024/25
AvS provided members with an update on the Company's operations. The presentation can be viewed on the website.

7.1 Cleansing & Urban Management
Brad Bailey gave an update on the portfolio:
- Meadows Park
- Forest upgrades
- Hughenden Road entrance upgrade
- Gulley
- Meadows fun fair

7.2 Social Responsibility
AvS provided an update on this portfolio:
- Contribution to the Oranjekloof Moravian Primary School project
- Indigenous plants along school fence
- Assistance with school security

7.3 Communiction
-Whatsapp
-Newsletters
-Email

8. Approval of Annual Report
The Annual Report is available on the OHMCID website. No questions were raised by Members regarding the Annual Report, and the report was accepted by a clear majority in a show of hands by the Members present at the meeting.

9. Noting of Audited Financial Statements 2024 /24
5vS presented a summary of the financial report and stated that Annual Financial Statements drawn up by the registered auditors Harry Curtis & Co. for the financial year ending 30 June 2025 had met the audit requirements. No questions were raised by Members regarding the audited financial report. The AFS can be viewed on the website.

10. Budget
The budget for 2026-27 is available to view on the website.

10.1 Approval of budget for 2026/27
The budget was accepted by a clear majority in a show of hands by the registered Members present at the meeting.

10.2 Approval of additional surplus funds utilisation for 2025/26
The utilisation of additional surplus funds was accepted by the registered Members present at the meeting.

10.3 Approval of surplus funds utilisation for 2026/27
R50 000 for the Forest clean-up project was accepted by the registered Members present at the meeting.

11. Approval of the implementation plan for 2026/27
The implementation plan for 2026-27 is available to view on the website. The plan was accepted by a clear majority in a show of hands by the registered Members present at the meeting.

12. Appointment of a Registered Auditor
Harry Curtis & Company was approved in a clear majority in a show of hands by the registered Members present.

13. Confirmation of Company Secretary
Signature Consulting was approved in a clear majority in a show of hands by the registered Members present.

14. Election of Board Members
As required by item 5(1)(b) of Schedule 1 to the Act, at least 1/3 (one-third) of the directors need to resign every year at the AGM, but shall be eligible for re-election. Therefore, two of the four directors, Anzette van Staden and Mia Blom, resigned. It was noted that Mia Blom would not be available for re-election.

The director nomination received for Tandi Rouse was approved by all members present.

15. Q & A

15.1 A resident asked if additional public bins could be installed and it was noted that these have been requested from City.

15.2 The same resident asked if IY children be educated on litter by the CID patrollers. AvS noted that Sentinel Ocean Alliance have been approached to run an educational at the school, and the hope was that this would take place. MdK noted that a meeting with the school had taken place, and education on litter/environmental cleaning was on that agenda.

15.3 A resident enquired about the implementation plan, whether could be colour coded for easier understanding.

15.4 A resident asked about the % increase on levies. General discussion followed on the topic.

15.5 A resident noted concern regarding the CID contribution amount, given that the CID has approximately R500k cash on hand. AVS explained that the CID must retain 2x months of rates income. Noted that the 5-year business plan and budget has been on website for a while for residents to view. It was recommended to the resident to take his query on his own rates to the City.

15.6 A resident asked about the cleansing levy and a general discussion followed on the topic.

15.7 A resident raised question why the CID levy is not be a flat rate. RMW noted that it is based on property valuation.

15.8 A resident queried the percentage of budget spend on cameras, and as the cameras are paid off, will budget reduce. AvS noted that in principle yes, however cameras are upgraded, to ensure better coverage and this needs to be considered in our budget.

15.9 Peter Becker offered his assistance as a committee member, or future board member, with a focus on the security portfolio. AvS noted that she would remain as the security portfolio director on the board but welcomed the offer of assistance.

15.10 A resident asked if non board members could form committees to manage projects and this was confirmed.

15.11 A resident asked about spraying the port Jackson to eliminate from the properties. AvS noted that the CID collaborates with Friends of the Rivers of Hout Bay to remove alien invasives.

15.12 A recommendation was made to advise CCP to simplify their donation process.

15.13 Triangle site/proposed ECD/graveyard extension update was provided by Dylan Thomas

16. Adjournment
There being no further business, AvS closed the meeting at 19h40

Thank you:

- Board and committee members
- City of Cape Town
- CID residents

Adoption of minutes
These minutes were adopted as accurate and complete by the members of the annual general meeting:

Date: 19/12/2025

Signed: ______________________