



EPPING
CITY IMPROVEMENT DISTRICT

EPPING CITY IMPROVEMENT DISTRICT AGM 14 OCTOBER 2025

MINUTES OF THE EPPING CITY IMPROVEMENT DISTRICT (ECID) ANNUAL GENERAL MEETING HELD ON 14 OCTOBER 2025 AT 24 GUNNERS CIRCLE, EPPING AT 10H00

Present

Xavier Fazakerley	(XF)	Chairperson
Bronwen Dyke-Beyer	(BDB)	Director
Gavin Isherwood	(GI)	Director
Qaaid Mesias	(QM)	Director
Gene Lohrentz	(GL)	Management Company
Wejaen Viljoen	(WV)	Management Company
CLlr Riad Davids	(RD)	Board Observer

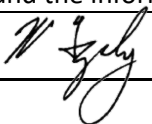
See the attached attendance register for additional attendees:

1. REGISTRATION a. Members and attendees registered on arrival. Four members were present and represented more than one property.	Wejaen
2. WELCOME AND APOLOGIES a. The meeting was formally opened with a welcome to all stakeholders. The Chairperson noted the AGM as an opportunity to reflect on the past year's performance and consider future improvements for landowners, tenants, traders, and visitors within the industrial area. No specific apologies were recorded.	Chairperson
3. MEMBERSHIP 3.1 Resignations a. No resignations were recorded. 3.2 New Members a. No new memberships were received prior to the AGM.	Gene Lohrentz
4. QUORUM TO CONSTITUTE A MEETING a. GL announced that the meeting met its quorum, with more than the required 10% of members present as per the memorandum of incorporation.	Chairperson
5. PREVIOUS AGM MINUTES a. The minutes of the previous AGM were distributed with the notice and made available on the website. 5.1 Approval a. The minutes were approved unanimously by a show of hands. 5.2 Matters Arising a. While no formal matters arising were tabled under this item, the Chairperson referenced the ongoing railway spur and siding matter as a continuing strategic issue. Sixteen landowners have expressed commitment towards the potential acquisition of the railway spurs. Engagement continues with the City's Business Retention and Expansion division and rail authorities, although final authorization remains	Members

Minutes Approved: _____

ECID Chairperson

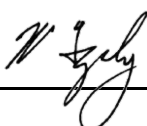
outstanding. This project remains a strategic priority due to its security and land productivity implications.	
6. CHAIRPERSON'S REPORT a. The 2024/25 year was described as one of consolidation and strategic refinement. Key themes included: • Strengthening governance structures • Enhancing service delivery • Reinforcing public confidence in Epping as a leading industrial node b. Operational highlights included: • Expansion and enhancement of the CCTV network • Establishment of a dedicated PRASA working group addressing railway corridor vandalism • Deployment of additional patrol capacity and 24/7 oversight • Integration of AI-enabled camera analytics • Increased collaboration with City departments on urban management • Accreditation of ECID maintenance teams to repair potholes under 1m² • Migration to C2M Chartered Accountants for audit and company secretarial functions • Adoption of an updated Code of Conduct c. The Chairperson reaffirmed that infrastructure resilience, expanded security integration, and sustainable urban management remain key priorities for 2025/26.	Chairperson
7. FEEDBACK ON OPERATIONS 2024/25 a. Public Safety b. Operational restructuring allowed the CID to increase visible patrol capacity within the existing budget: • Patrol vehicles increased from five to six • Quad bikes repositioned as reaction units linked to AI detection • 275,000 km of patrols conducted during the year c. Surveillance capacity now includes: • 57 AI cameras (expanding to 64 with turnstile installations) • 23 pan-tilt-zoom cameras • 11 license plate recognition cameras d. AI integration has enabled proactive intervention along railway lines and key hotspots, with numerous successful detections and arrests relating to theft, vandalism and cable theft. Collaboration with SAPS (Pinelands and Elsie's River) continues, including drone-supported operations targeting smash-and-grab incidents on nearby bridges. e. Emergency response remains a key function, including: • Early fire detection prevents large-scale property loss • Accident scene support to protect vulnerable victims • Ongoing response to illegal occupation attempts and informal settlement expansion f. Urban Management and Cleansing g. Cleaning statistics for the year included: • 52,000 refuse bags collected • 111 illegal dumping sites cleared (reduced from previous years) • 189 stormwater drains cleaned • 329 urban defects repaired or reported • 73 litter bin services • Only 16 illegal posters recorded h. Focus areas included: • Removal of alien vegetation • Clearing vegetation around the informal settlement to reduce reoccupation risk	Gene Lohrentz

Minutes Approved: 

ECID Chairperson

• Regular verge cutting, with an additional grass cutting machine being introduced • Deployment of a dedicated maintenance team (six personnel across Epping 1 and 2) i. Infrastructure protection measures included: • Installation of concrete blocks and barriers to protect vulnerable stormwater infrastructure • Bollard reinstatements • Road sign renewal program • Fire hydrant marking maintenance j. Road and Infrastructure Projects • City-supported resurfacing projects were completed earlier in the reporting period. • ECID is accredited to repair potholes under 1m². • Trucking pavements were created using millings to manage heavy vehicle parking pressure. • Additional trucking pavement projects are planned for Epping 1. • Collaboration with the City resulted in reinstated railings and installation of New Jersey Barriers near power pylons. • Beautification of key entrances, including Showground Avenue, has commenced.	
8. APPROVAL OF 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 Board-approved utilisation of surplus funds for the year 2024/25 was noted. 10.2 Approval of Additional Surplus Funds Utilisation for 2025/26 a. Proposed surplus allocations for 2025/26 were presented for approval. 10.3 Approval of Surplus Funds Utilisation for 2026/27 a. Future surplus utilisation planning for 2026/27 was tabled. 10.4 Approval of the Budget for 2026/27 a. The proposed 2026/27 budget was presented for member approval.	Gene Lohrentz
11. APPROVAL OF IMPLEMENTATION PLAN 2026/27 a. The Implementation Plan for 2026–2027 was tabled and approved.	Members
12. APPOINTMENT OF A 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: b. Bronwen Dyke-Beyer and Qaaid Mesias retired by rotation. c. Both retiring directors made themselves available for re-election and were re-elected by the members present.	Members

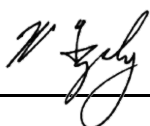
Minutes Approved: _____



ECID Chairperson

15. GENERAL a. General operational matters were discussed, including: • Railway spur acquisition strategy • Infrastructure protection • Ongoing engagement with City departments • Informal settlement mitigation measures • Future entrance beautification projects	All
16. Q & A a. Members were encouraged to raise concerns or contact the management directly regarding any specific matters. No major objections were recorded.	All
17. ADJOURNMENT a. The Chairperson thanked those present for their attendance and support and adjourned the meeting.	Chairperson

Minutes Approved: _____



ECID Chairperson