FISH HOEK BUSINESS IMPROVEMENT DISTRICT (NPC)

MINUTES OF THE ANNUAL GENERAL MEETING OF THE FISH HOEK BUSINESS IMPROVEMENT DISTRICT NPC - HELD AT THE CALDERS HOTEL, RECREATION ROAD, FISH HOEK ON 19 NOVEMBER 2025 AT 17H00.

DIRECTORS PRESENT:

Mr Mike Reaper

Mr Matthew Mabin

Mr Cyril van der Merwe

OTHER MEMBERS:

Mr Riaan Bester (BID Manager)

Mr Ruhan Choudree (Mach1 security)

Mrs Donvé Botha (BID Admin)

ALSO IN ATTENDANCE:

Councillor Izabel Sherry (Ward 64 Councillor)

Bonita Ascot (City of Cape Town)

Andre Blom (CPF)

APOLOGIES:

Mark Lindon, Debby Hickman, Heather Seymour, Felicity Purchase, Simon Liell-Cock

1. REGISTRATION

2. WELCOME AND APOLOGIES

2.1 Mr Mike Reaper opened the meeting and welcomed everybody. Special thanks to Cllr Izabel Sherry and Bonita Ascot for attending.

2.2 Apologies noted.

3. MEMBERSHIP

3.1 No resignations of members.

3.2 No new members.

4. QUORUM TO CONSTITUTE A MEETING

A quorum of 7 out of 13 of the Bona Fide members were present.

5. PREVIOUS AGM MINUTES

5.1 Approved. Cyril van der Merwe first, Caroline Axemann second.

5.2 Matters arising from previous minutes:

KP – followed up on his suggestion of creating a forum of business owners/interested parties to plan and discuss progress in Fish Hoek.

MR – responded that there is a lack of interest. But will investigate in the new year.

KP – agreed that security is an important factor in Fish Hoek for businesses and the public.

CVDM – suggested to KP if he would like to take ownership of the said forum.

MR – invited KP to join the next directors meeting.

JF – who to give ideas/complaints to etc – direct to RB or DB.

6 & 7. CHAIRPERSONS REPORT AND FEEDBACK ON OPERATIONS 2024/25

Good evening and a warm welcome to all attending the 2025 Annual General Meeting (AGM) of the Fish Hoek Business Improvement District (FHBID). I would like to further extend a welcome to our special guests:

Councillor Izabel Sherry (Ward 64)

Andre Blom - CPF Chairperson

Bonita Ascott - Financial Co-ordinator: City Improvement Districts Branch Urban Regeneration Department, Spatial Planning & Environment Directorate

Apologies:

Ald. Felicity Purchase

Councillor Simon Liell-Cock (Ward 19)

Mark Lindon (Principal at Mark Lindon & Associates Chartered Accountants (SA))

Debbie Hickman (Principal at Hudson's Accounting who oversees the FHBID bookkeeping and compliance)

The FHBID is run under the strict auspices of the City of Cape Town (CoCT) Council as the FHBID is the recipient of public funding raised from a special rates area (SRA), which forms a portion of business rates paid.

For this reason, the FHBID works strictly within the confines of our mandate and a strictly limited geographical boundary - all information of which can be found on the FHBID Webpage.

I would like to introduce the directors on the Board of the FHBID, none of whom receive any form of remuneration and who selflessly give of their time and effort to keep the Fish Hoek Business District functioning in a clean, crime-free and orderly manner:

Michael Reaper (Chairperson and Treasurer)

Matthew Mabin (Deputy Chairperson, Advertising & Marketing)

Cyril Van Der Merwe (Security)

Heather Seymour (Social Development, Leasing Contracts)

Co-opted to board:

Councillor Izabel Sherry (Ward 64)

Councillor Simon Liell-Cock (Ward 19)

I would like to take this opportunity to thank the FHBID Management team, Mr Riaan Bester and Mrs Donvé Botha.

Riaan is the Operations manager with the task of implementing and executing all the FHBID operations on the ground. It's a broad job which includes managing our cleaning staff and taking care of all the crime and grime issues we experience on the Main Road. He also liaises with the FHCPPF of which he is a member. Further to this, Riaan also represents the FHBID on numerous local and regional forums and is the liaison with the social welfare department, traffic department, water pollution and the CoCT cleansing and waste management as well as the EPWP cleaning program. He is also heavily involved in SAPS Operations, Law Enforcement Operations and joint operations with PRASA and Metro Rail. He also oversees the work of our security provider Mach1 Security.

Donvé's primary function is Managing and co-ordinating the copious administration which is required by the City of Cape Town to ensure our compliance to annual fiscal and budgetary requirements. Thrown into the administrative deep end two years ago, Donvé has not only survived but become masterful in handling the monthly and annual reporting that is required by CoCT. Donvé has also made a big contribution to helping to reduce the admin role of the Chairperson. I value Donvé's assistance throughout the year.

During the past year the FHBID also contracted the services of Roslyn Eachus to assist Donvé in preparing budgetary plans and the monthly compliance reports required by CoCT. Ros is a recognised specialist in assisting several Cape Town BIDs with Financial reporting and budget planning. Her help has proved invaluable to us this year.

Our cleaning staff Mr Baphathe and Ms. Lillian Delcarme continue to contribute to keeping the Main Road neat and tidy. I would like to thank both for their contribution to this effort.

Loss of Manu Choudree

It is with great sadness that we record the loss of Manu Choudree at this year's AGM. Manu was an absolute stalwart in fighting crime and grime in the Fish Hoek CBD. His company Mach1 Security has been at the forefront of protecting Fish Hoek and Glencairn citizens for many decades. Besides his phenomenal force in keeping Fish Hoek Business's safe he was a loved Father and a great friend of the FHBID. His enthusiasm in the community is sorely missed as are his frequent calls to impromptu coffee meetings. Manu left us suddenly in March this year

and I still find myself looking up from my desk and expecting to see him walking in with his ever-present smile. He is missed but his legacy in this Valley lives on.

The contract for a security provider to the FHBID was put out to tender earlier this year. Several candidates applied and after a 10-day process of due diligence and scrutiny the Board Members narrowed the choice down to three contenders. After further discussion and on a unanimous vote Mach1 Security was appointed to undertake the FHBID Security on the Main Road for another five-year period. Congratulations to Ruhan Choudree and Rob Goveia and the Mach1 Team.

In the declining SAPS presence and operational capability, the task of security on the Main Road grows tougher by the month. We are grateful to the City for the provision of more Law Enforcement Officers and new vehicles to Fish Hoek. We are also pleased to hear that the Law Enforcement Office at Fish Hoek beach is currently undergoing a renovation and revamp to provide a suitable base for the new recruits. Councillor Sherry has been instrumental in driving the initiative to improve Law Enforcement presence in Fish Hoek.

The FHBID constantly uses a lot of resource to move homeless individuals off the Main Road and Business properties. The unsecured Post office premises and Standard Bank Lane remain hotspots which need to cleared and cleaned daily. Since PRASA has cleared out the rail bridge and rail reserve that entire homeless community has moved onto our streets. Up to 15 individuals now camp and sleep outside the Ok Furniture Building every night. This Group as well as the other homeless are moved on every morning by the FHBID Security. This is a tedious and thankless task which must be repeated every morning. A special word of thanks to Mach1 for conducting this operation for the FHBID. With this increasing homeless population comes the added human waste issue, solid waste issue and increased criminal activities.

At present there appears to be no permanent solution to homeless people living on the streets of Fish Hoek and this has now become a national problem. The best that can be done is to move people along in the morning and clean up the mess left behind. On the whole Fish Hoek has escaped relatively lightly compared to areas like Green Point, Sea Point and Claremont where the streets and sidewalks are dominated by homeless people in the evenings. Fish Hoek is certainly not the worst effected town in this regard, but it remains a huge problem for the FHBID.

On the positive side the FHBID outsources our verge maintenance and greening program to private contractors to ensure that the Main Road always looks tidy and well maintained. Mr Bester organises this and a good cleanup is done on a

regular basis as well as tree pruning and cleaning up the Garden of Remembrance.

In the past year the FHBID has continued to organised operations with the CPF, SAPS, PRASA and City Law Enforcement to keep the Main Road and Railway Corridor as free of grime and vagrancy as far as the law allows. These operations often lead to a displacement of the homeless to different venues and unfortunately does not address the underlying issues. The FHBID currently has foot patrol security with four guards patrolling the Main Road. A new point to point system has been implemented to ensure that the entire Main Road is covered regularly. Over the festive season the FHBID will increase the security presence with extra foot patrollers who will patrol for extended hours.

The Taxi Rank had some structural renovation done to the covering roof. Whilst this work is welcome the actual road surface in and around the taxi rank is falling apart rapidly and in urgent need of repair. The city will need to replace that section of beach road to prevent further degradation.

The FHBID is currently renewing the lease on the second Avenue property. This has been an ongoing matter as the city seeks to increase the rental for a building that is clearly in urgent need of renovation and repair. The FHBID and its security provider Mach1 operate out of this building, and it is also the Control Room for the City's security camera network in the South Peninsula. The FHBID's position is that the city should agree to repair the building structure and make the building more habitable as it performs an important security function. A nominal rental would be agreeable, and portion of the property will be sub-let to Mach1 security. Whilst this negotiation continues the FHBID has gone ahead and created a separate computer terminal on which the FHBID Cameras can be viewed and monitored separately. This will enable the FHBID to monitor the Main Road far more effectively and ensure that our camera network is always fully functional and in operational use.

The FHBID's Statement of Financial Position as of 30 June 2025 shows the FHBID to be in healthy financial position. The Income Statement reflects very little variation from the expenditure over 2024. The two changes notable in the budget is the removal of the security vehicle provision and the provision of funds for development of the parking area behind 55 On Main. These funds are now allocated to security cameras and equipment.

A vote of thanks to Debbie, Wendy and Doreen of Hudson's Accounting for their support and help to prepare and facilitate this year's Audit. The same vote of thanks goes to Mark Lindon who conducted the Audit and compiled our Annual

Financial Statements. The financial Audited Statements are available for scrutiny on the FHBID web page.

In the New Year after the new committee is formed and a new Chairperson elected the focus will be on a project to make Fish Hoek Proud Again. The project we are hoping will be done in conjunction with the city and involves renovating the sidewalks and precinct leading up to the beach along Recreation Road. Fish Hoek residents and its visitors deserve a cleaner attractive entrance to the best and safest swimming beach on the Peninsula. We also hope to see the Spring Splash revived to its full potential next year.

For all its problems the Fish Hoek Main Road continues to function and serve the needs of most businesses and there continues to be good sense of community as seen on the FHBID's WhatsApp Security Chat Group. The one thing that remains a perennial problem is the number of people who are prepared to volunteer to work for our civic good. The FHBID desperately needs need blood, new ideas and more Board Members. We would welcome anyone who can contribute to the betterment of Fish Hoek.

8. **APPROVAL OF THE ANNUAL REPORT 2024/25**

The Annual Report is available on the website. Approval by a show of 3 hands.

9. **NOTING OF AUDITED FINANCIAL STATEMENTS 2024/25**

Approved. Mr Matthew Mabin first and Mr Kirtikant Patel second.

10. **BUDGET**

10.1 Approval of the budget for 2026/27

Approved by Mr Matthew Mabin first and Mr Cyril van der Merwe second.

11. **SURPLUS UTILISATON**

11.1 Approval of additional surplus funds utilisation for 2026/27

KP – to discuss how to use. Can also ask the city for their advice on utilization of funds for improvement in Fish Hoek.

12. **IMPLEMENTATION PLAN 2026-2030**

Approved by Mike Reaper first and Cyril van der Merwe second.

13. **APPOINTMENT OF A REGISTERED AUDITOR**

Registered Auditor being MLA (Mark Lindon & Associates). If all happy to appoint MLA for the new term.

Approved by Mr Kirtikant Patel first and Mr Matthew Mabin second.

14. **CONFIRMATION OF COMPANY SECRETARY**

Company Secretary being Hudson Accountant – Debby Hickman. To continue

as Company Secretary for the new term.

Approved by Caroline Axemann first and Kirtikant Patel second.

14. **ELECTION OF BOARD MEMBERS**

No new applications.

Mr Matthew Mabin and Mr Cyril van der Merwe to stand down. Mr Mike Reaper requested to reinstate them. Accepted.

Board to meet again in February to reconstitute board and Chairman.

15. **GENERAL**

Cllr Izabel Sherry – Dolphin Park (Simonstown Road Park) have joined 'Friends of the Park' through the city of Cape Town. They will engage in fund raising to maintain and beautify the park.

Caroline Axemann's homeless organisation to be de-registered in the new year. They sadly did not achieve what they set out to do.

16. **Q & A**

Mr Kirtikant Patel – many C3 service requests logged for covers for the value holes in Fish Hoek.

Mr Axemann – could Fish Hoek not perhaps convert pedestrian crossings to manual and not robots – as robots slow the already busy main road. IS replied that it would not be safe to do this. The problem seems to lie with the pointsmen up the line.

Mr Peter Doyle enquired about Fish Hoek BID expanding its boundaries. This would result in residents having to pay higher rates, which is a difficulty.

Cllr Izabel Sherry – would like the BID to expand boundary to include the beach parking. Caroline Axeman enquired whether Law Enforcement manages the beach parking car guards – no they do not. FH BID manages the FH BID area car guards only.

Mr Andre Blom – said the CPF would join in to manage the beach parking if boundary increased to include this.

Richelle Jordaan (55 on Main) – asked about the festive season security plan. Could the side gate entrances to beach be closed off? – answer, no.

Cllr Sherry – mentioned that a new P1 has been appointed for traffic – to start soon.

Richelle Jordaan – mentioned that 55 on Main have upgraded their building and challenges other buildings to do the same. The view from her flats looks onto untidy buildings along the main road.

Cllr Sherry – to arrange Environmental Health to check derelict buildings.

17. **AJOURNMENT**

The meeting adjourned at 18H00. Followed by refreshments.

This has been ratified as a true and correct record of the 2025 AGM meeting for the board of the Fish Hoek Improvement District (FH BID) held on 19 November 2025.

DBotha

Mike Reaper (Chairman)

Donvé Botha (Minutes)