Minutes of the AGM of the Boston Community Improvement District ('Boston CID') held on 23 October 2025 at 87 13th Avenue, Boston, Bellville at 18:30.

1. **Present:**

   a. **Members in person**: To be attached.
   b. **Members per proxy**: To be attached.
   c. **Guests by invitation:** Candice van Rensburg, Sean Pigden, Cllr Rogen Cannon

2. **Registration**

   Member registration process followed, and members were confirmed from 18:00 until 18:30.

3. **Welcome and apologies.**

   The Chairperson, Janeen van Heerden, welcomed everybody to the 6th AGM. She welcomed City of Cape Town officials, Boston CID NPC board and members, Boston CID levy payers and residents.

   Apologies received from:

   Keegan Parris, Stephan Bredenhann, JP Kannemeyer

4. **Membership**

   a. **Resignations**

      no resignations were received.

   b. **New members**

      4 new membership applications were received.

   c. **Total Members**

      113

      Updated membership list is available on the website.

5. **Quorum to constitute a meeting.**

The Chairperson confirmed that a quorum was present to proceed.

6. **Previous AGM Minutes**

No Objections received, approved by all present

Approval: Approved by all members present, no objections were received
Proposed by Mr Anton Nel and Seconded by Mr Michael Roussouw

7. **Chairman's Report**

Janeen van Heerden noted the following:

The Boston CID is now in its first year of operations of the second term and continues to build on the strong foundations established over the past five years.
Explanation was provided on why the CID was established in the first place.
With the change of the municipal structures to that of the Super Cities, the rates and taxes that were usually allocated to smaller municipalities are now spread across a wide area to allow disadvantaged areas to be uplifted. Although the intention was honourable, the effect was a lowering of the standards in neighbourhoods like Boston.
The CID functions as a top up service for the City by deducting an additional rate from residents' municipal accounts. These funds are then placed within a registered non profitable company whose board of directors must be property owners in the area and are not allowed to benefit financially or otherwise.
The CID has built strong working relationships with:

- City Departments
- Sub-Council & Ward 2 Councillor Roger Cannon
- Bellville SAPS
- Boston Neighbourhood Watch

  These collaborations continue to strengthen the CID's impact on safety, cleanliness, and community trust.

The Boston CID Board has become well-established, with clear roles and responsibilities that enable governance and oversight and supportive input to our CID Manager.
We remain committed to a clean, safe, and inclusive Boston, guided by five key pillars:

- Public Safety: keeping our community secure and deterring crime.
- Environmental Improvement: maintaining and upgrading open spaces.
- Urban Maintenance: collaborating with the City of Cape Town to ensure efficient service delivery.
- Social Responsibility: supporting upliftment through our MES partnerships.
- Governance: ensuring full compliance with CID regulations and policies.

The 2025 Board of Directors was thanked for their time, commitment, and unpaid service. An especially big thank you to Jean Beukman and his team for their hard work, dedication, and professionalism. Their enthusiasm and love for Boston are the driving force behind the CID's success.

JVH recapped on the past year's activities

1. **Public Safety**

Our safety teams operate 24/7, responding to and managing a wide range of incidents.

- Crime incidents have decreased by 45% in 2024/25.
- Over 4,000 interactions with street-based community members took place, preventing potential bylaw violations.
- 24 arrests were made, all leading to successful convictions, thanks to CID officers and the CCTV network.
- 220 joint operations were conducted with SAPS, BNHW, and other CIDs.
- Total distance covered by patrol vehicles: 90,265 km.
- 2 patrol vehicles and 1 bicycle patroller.
- Multiple weapons confiscations during daily patrols.

We currently have 108 CCTV cameras that are actively monitored. Our controller monitors not only all the cameras, but also manages incoming calls and WhatsApp's from residents and have to direct the public safety officers to incidents.

The 108 cameras consist of:

  - 21 LPR (License Plate Recognition)
  - 6 PTZ (Pan-Tilt-Zoom)
  - 81 Overview cameras
- Our LPR system scanned over 2,036,000 vehicles this year.

On top of their normal duties, our Public safety office also assist residents in their time of need.

2. **Cleaning & Environmental Management**

- 1,750 job opportunities created through MES collaboration.
- 21,200 bags (≈127 tons) of litter, weeds, and sand removed.
- 56 stormwater drains cleaned and 18 illegal dump sites cleared.
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- **Dedicated cleaning zones:**
  - Frans Conradie (daily & twice-weekly teams)
  - Zone 2 (twice weekly)
  - Pick n Pay & DF Malan parking (twice weekly)
- Full-time 2-man team for litter collection and pruning.

- We are proud to say that we have employed 3 MES workers on a full time basis, showing that the MES program really works.

4. Urban Maintenance

- Strengthened relationships with the City of Cape Town to address service requests.
- 850 C3 reports submitted to the City for potholes, water leaks, and infrastructure repairs.
- Major upgrades completed at 12th Avenue Pick n Pay and 18th Avenue Park.

- **Fence Project:**
  - Installed 2.4 km of fencing across multiple parks
  - Total cost: R2,880,000.
  - Added spikes to protect and preserve these public areas.

- **Future plans**
  - Upgrade van Niekerk park
  - Additional fencing in Tielman Marais park
  - convert Haak Park into a dog park.

Janeen van Heerden handed Jean a birthday present as the previous day he celebrated his birthday.

8. **Approval of the Annual report for 2025/26**

Approved by all present, no objections received

9. **Noting of Audited Financial Statements 2024/2025**

   The 2024/2025 Audited Financial Statements have been published, a clean audit was received, and no objections received.

10. **Budget Approval of the budget for 2025/2026**

BOSTON COMMUNITY IMPROVEMENT DISTRICT (BOSTON CID)
2026/27
PROPOSED BUDGET

	As per Business Plan		Proposed Budget		Variance	
INCOME	R		R		R	
Income from Additional Rates	-5 709 420	100.0%	-5 709 420	100.0%	-	0.0%
Other: Accumulated Surplus	-	0.0%	-	0.0%	-	0.0%
TOTAL INCOME	**-5 709 420**	100.0%	**-5 709 420**	100.0%	**-**	0.0%
EXPENDITURE	R		R		R	
Employee Related	**1 124 035**	19.7%	**1 124 590**	19.7%	**555**	0.0%
Salaries and Wages	839 950		842 790		2 840	
PAYE, UIF & SDL	208 650		222 200		13 550	
COIDA	5 350		5 350		-	
Bonus	70 085		54 250		-15 835	
Core Business	**3 839 438**	67.2%	**3 839 438**	67.2%	**-**	0.0%
Cleansing services	303 238		303 238		-	
Environmental upgrading	86 400		86 400		-	
Law Enforcement Officers	326 640		326 640		-	
Public Safety	2 592 000		2 592 000		-	
Public Safety - CCTV monitoring	428 560		428 560		-	
Social upliftment	70 200		70 200		-	
Urban Maintenance	32 400		32 400		-	
Depreciation	**45 900**	0.8%	**45 900**	0.8%	**-**	0.0%
Repairs & Maintenance	**32 100**	0.6%	**32 100**	0.6%	**-**	0.0%

11. **Approval of implementation plan 2024/2025**

	As per Business Plan		Proposed Budget		Variance	
General Expenditure	**496 200**	**8.7%**	**496 109**	**8.7%**	**-91**	**0.0%**
Accounting & taxation fees	79 095		79 095		-	
Advertising costs	10 070		10 070		-	
Auditor's remuneration	27 500		27 500		-	
Bank charges	4 770		4 770		-	
Catering & Food	8 560		8 560		-	
Cleaning costs	7 811		7 811		-	
Computer expenses	6 360		10 000		3 640	
Contingency / Sundry	10 000		6 673		-3 327	
Insurance	37 800		37 800		-	
Marketing and promotions	13 750		13 750		-	
Meeting expenses	5 300		5 300		-	
Minor tools & equipment	5 300		5 300		-	
Motor vehicle expenses	55 000		55 000		-	
Office rental	132 000		132 000		-	
Postage & courier	254		-		-254	
Printing / stationery / photographic	4 304		4 000		-304	
Protective clothing	8 480		8 500		20	
Refreshments and Teas	6 366		6 500		134	
Secretarial duties	8 480		8 480		-	
Telecommunication	21 200		21 200		-	
Training	5 300		5 300		-	
Utilities (not CCT)	38 500		38 500		-	
Capital Expenditure (PPE)	**464**	**0.0%**	**-**	**0.0%**	**-464**	**0.0%**
Office Furniture	464		-		-464	
Bad Debt Provision 3%	**171 283**	**3.0%**	**171 283**	**3.0%**	**-**	**0.0%**
TOTAL EXPENDITURE	**5 709 420**	**100.0%**	**5 709 420**	**100.0%**	**-**	**0.0%**
(SURPLUS) / SHORTFALL	-		-		-	
GROWTH: EXPENDITURE			**8.0%**			
GROWTH: ADDITIONAL RATES REQUIRED			**8.0%**			

Boston CID
Additional Surplus Utilisation Approved by the Board for 2025/26

Line Item	Approved Surplus Funding	Adhoc Adjustments 18 Sept. 2025	Total
Revenue			
Accumulated Surplus (Projects + Capital)		- 697 685	- 697 685
Total Surplus funding in the budget	**-**	**- 697 685**	**- 697 685**
Expenditure			
Projects			
Fencing for parks (TM and Van Niekerk)		315 000	315 000
Fencing upgrades - spikes		150 000	150 000
Park upgrade - Van Niekerk		87 685	87 685
Frans Conradie upgrade		50 000	50 000
Capital Expenditure (PPE)			
Vehicles		95 000	95 000
Total Expenditure funded from Surplus	**-**	**697 685**	**697 685**
Difference	**-**	**-**	**-**

12.

Approval of extension of the CID term, new Business Plan, Implementation for 2025-2030 and surplus utilisation for 2025/2026 Proposed by Bruce Dando, seconded by Louis Du Plessis
Approved by all members present.

13. **Appointment of a registered auditor**

Cecil Kilpin & Company

Approved by all members present.

14. **Confirmation of Company secretary**

Jeanette Lomnitz

Approved by all members present.

15. **Confirmation of Accountant**

Ros Eachus, Account-IT

Approved by all members present.

16. **Resignation of Directors as per MOI**

Moller Gey van Pittius

Wimpie Els

Both members are standing for re-election

Proposed by Nicki De Wet

Seconded by Riaan van Wyk

Approved by all members present.

17. **Approval of Board members**

Approved by all members present, no objections received.

Boston CID Board of directors

Name	Current CID Portfolio
Janeen van Heerden	Chairman
Moller Gey van Pittius	Treasurer
Jeanette van Niekerk	Company Secretary
Sean Smit	Safety & Security
Attie Winter	Cleaning
Wimpie Els	Environmental

We had a new member nomination for Keegan Paris.

His nomination was approved.

Welcome Keegan and thank you for wanting to be a board member

18. **Awards**

JVH handed out a certificate and token of appreciation to the following Boston CID Staff

1) Feni Luzuko
2) Sean Pigden

19. **Questions/ Comments**

- Mr Nel noted that we must please budget for a second control room operator.
- Mr van Heerden noted that the bells and whistles will be more noticeable in the second term as majority of funds was spent on core services.
- Mr Els noted that we voted on the CID to be a top up service. We have to hold the CoCT accountable for services that they must render.
- Mr Els asked how do we manage bad debts? JB responded that the CoCT handles bad debts for us. 3% is kept back of our income to make provision for bad debts and that is paid back to us annually.
- Mr van Heerden thanked all involved as deterioration is visible in other areas but the difference of the CID is visible in our area.
- Mrs Zass asked what is the time period in looking at getting a second control room operator? JB responded with the 2027/2028 budget.
- Mr Moolman suggested we look at budgeting on social media marketing to promote Boston as a desired area.
- Mr Els asked if our dedicated LE officer that we are getting will look at infringements like Taxi's and motorists jumping lanes and ignoring STOP Streets? JB responded with YES

The meeting adjourned at 19:45



5 November 2025

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Janeen van Heerden Date

Chairperson