



**MINUTES OF BOSKRUIIN ANNUAL GENERAL MEETING ON 13<sup>th</sup> June, 2017**  
**AT THE BARN CHURCH**

- |  |
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| <p>1. <b>WELCOME</b> : Garth welcomed all the residents, Clr. Cele, and the Sothebys and Fine and Country agents, Lindsay (recycling), Karen – Joburg Water, and Vumatel, and thanked all present for attending the AGM. The attendance is the largest in 8 years.<br/>A quorum was confirmed.</p>   |
| <p>2. <b>ATTENDANCE REGISTER</b> : 73 residents attended.</p>  |
| <p>3. <b>APOLOGIES received</b> : 20 apologies were received.</p>  |
| <p>4. <b>The Minutes from the previous AGM were reviewed.</b><br/>A) The Levy increase was from R 650 to R 675<br/>B) BRA Road Closure was approved.<br/>C) Residents were asked to assist with non – paying neighbours<br/>D) Residents who can offer services to BRA and the community should contact the committee</p>  |
| <p>5. <b>Garth introduced Clr. Cele who reported as follows :</b><br/><b>The D.A. has achieved the following :</b></p> <ol style="list-style-type: none"><li>1. IDPE process – consultation meetings and budgeting for the City. The budget has been passed from July 2017 forward.</li><li>2. Grass cutting was handled by the JRA in the past and will be handed over to City Parks in the future.</li><li>3. The Mayor is driving an anti-corruption campaign.</li><li>4. Running of City of Joburg will be re-organised to better serve the residents.</li><li>5. All entities will be collapsed and integrated into one entity – like Cape Town.</li><li>6. Boskruin waterpipe replacement is proceeding in the area. Karen is the liaison and is handling all the water issues with residents. We commend and thank her for this.</li><li>7. There are also other challenges with Power and Telkom. In April and May there were major power outages affecting Boskruin and Northwold due to the old infra-structure and cable theft. City Power will present a report and a public meeting will be held to address the residents.</li><li>8. Ward meetings are being held to address : recycling, illegal dumping (which is a major issue on Malibongwe and Jim Fouche), Reclaimers (trolley boys) – Sharonlea upper and lower for reclaimers to work from, meetings with Pikitup, new committee members for the ward committees, taxi's on Kelly. Residents should report potholes and street lights and traffic lights that are not working on the various websites.</li><li>9. City of Johannesburg are experiencing a huge billing problem at the moment and meter readings, estimates, incorrect billing and electricity cut offs will be resolved with time. Any problems not resolved within 30 days, please escalate to Dalu Cele.</li></ol> |
| <p>6. <b>Sue Austin from Fine and Country</b> presented the lucky draw for the Casalinga meal voucher and the hamper. The winners were L. Potgieter and D. Truter. Enjoy your prizes.</p>  |

## 7. REASONS FOR ROAD CLOSURE:

### REASONS FOR ROAD CLOSURE

1. Sustain very Low Crime levels
2. Increased value of our properties/ Investment
3. Sought after suburb
4. Reduced insurance premiums
5. Discounted Armed Response

**“Quality of Life”** – we can live in our suburb



The committee re-applied and submitted the application. This needs to be done every 2 years.

## 8. B.R.A. MANDATE

### B.R.A. MANDATE

#### 3. Objectives

3.1 The Association's main objectives are to secure the safety, crime prevention and wellbeing of the community/ residents and their possessions through establishing and maintaining whatever legal interventions and controls are required, implemented within the prescribed residential area.



### B.R.A. MANDATE

#### 3. Objectives

3.2 The Association's secondary objectives will be to monitor and respond to government legislation, SAPS policy amendments, crime activities and any other issues that may potentially impact the safety and security or legality of what has been implemented by the Association, and take the necessary recourse.



### NOT IN OUR MANDATE

1. Your neighbours dog that barks at night
2. ESKOM/ City Power outages
3. JHB Water cuts
4. Late Night parties
5. Noisy generators
6. Lost pets
7. Pot holes in the roads
8. Domestic walking and talking
9. Environmental issues





# FINANCIALS

	2014	2015	2016	2017
Income	911771	1004962	1178636	1 183478
Expenditure	969926	1046066	1109291	1 033782
Security	783267	816489	826489	816489
Monitoring	19666	43700	26264	27984
Repairs & Maint.	44102	29295	28390	43503
Equip Upgrade		32114	103454	15020
Renewal Costs		6000	24474	
Electricity	6550	22500	6094	7950
Depreciation	47957	37900	34035	38357
Other Expenses	68383	58068	84564	84479
Surplus/Deficit	(58155)	(41104)	69345	149696
Levy Surplus	174050	132946	202291	351987

9. See table above for financials.

10. CRIME OVERVIEW 2016 – 2017 – See incident details below.

## CRIME OVERVIEW 2015

	DATE	STREET	TYPE	TIME
1	5th Mar 15	Dolweni	Burglary – residents away	Night
2	23 July 15	Dolweni	Armed Robbery – residents away, domestic at home	8.00am
3	9th Oct 15	Dolweni	Attempted Burglary	Night
4	1st Nov 15	Dolweni	Armed Robbery – residents home	Night 2.00am
5	14th Nov 15	Sherwell	Armed Robbery – driveway, residents just arrived home	Day 1.00pm Sat
6	24th Nov 15		Attempted Burglary	Day
7	26th Dec 15	Sherwell	Attempted Burglary – chased by Security	Night
	Jan 2016	To	June 2016	NIL

## CRIME OVERVIEW 2016

	DATE	STREET	TYPE	TIME
1	21st Jun	Darley	Armed Robbery – resident home – gardener plus 3. Home ransacked – left on foot	9.00am
2	13th Nov	Kruinkloof	Burglary – residents away, no alarm activated. Electronic devices stolen, some recovered on the koppie	Night
3	6th Dec	Lesley	Burglary – residents sleeping, no alarm activated.	Night
4	28th Dec	Kruinkloof	Attempted Burglary – residents home, access gained – Dowry responded – shots fired, fled over the koppie	Night

## CRIME OVERVIEW 2017

	DATE	STREET	TYPE	TIME
1	14th Jan	Dolweni	Burglary – resident home, sliding door forced – liquor stolen. No alarm activated.	Night
2	2nd Feb	Lesley	Attempted Vehicle Theft – residents home, seen jumping over wall, camera footage.	Night
3	24th Feb	Tompkins	Burglary – residents home, sliding window forced. Electronics and bicycles stolen. No alarm activated.	Night
4	April	Sherwell ext.	Tenant Burglary – resident away, no alarm activated.	Night
5	25th May	Lesley	Attempted Burglary – residents home, no access gained – Dowry responded.	Night
6	25th May	Sherwell ext.	Theft from Vehicle – windows broken, alarm activated – resident did not respond.	Night

11. **VOTING OF NEW COMMITTEE** : The committee was present and identified to the residents. Garth thanked the current committee for their service and dedication.

Garth notified the residents that Don King was standing down as Deputy Chair Person and thanked him for all that he has done for the committee and suburb during his time in this position.

It was proposed that Fatima Ferreira be appointed as Deputy Chair Person for 2017 / 2018. This was seconded by Lesley Elliott.

Alan Breuns offered his services to stand on the committee. This was seconded by Ian.

The balance of committee members therefore stay the same. **This was accepted unanimously.**

Garth Gray	: Chair Person (Director)
Fatima Ferreira	: Deputy Chair Person
Arthur Bath	: Liason (Director)
Sean Davis	: Signage
Graham Crowe	: Membership
Gunter Rencken	: Membership
Leslie Mitchell	: Treasurer (Director)
Sheree Gibbs	: Secretary
Fatima Ferreira	: Communications
Lesley Elliott	: Projects
John Drennan	: Security
Alastair Collins	: Security
Rory Steyn	: Security
Alan Breuns	: Security

John Drennan made special mention of Fatima who put in a huge effort and time to sign up new residents this past year.

Also a big thank you to Garth Gray for the enormous amount of time spent on working on and submitting the road closure application and other security measures within our suburb.

12. **APPOINTMENT OF SERVICE PROVIDERS** :

Dowry will take a rest from guarding the booms effective 1/9/2017. They will continue with the armed response clients in the suburb of Boskruin. Their patrol car will remain in the area.

**The BRA has appointed EC Security as the new boom security company from 1<sup>st</sup> September, 2017.** They also an armed response service. If residents would like to appoint EC Security as their response company they will visit them and present their company and quote accordingly. The BRA and EC Security will work closely with all the security companies in the area and meet regularly and be more informed. There are 6 other security companies whose vehicles patrol the suburb.

**Feedback from residents required on any incidents or suspicious vehicles or people in the suburb. Please inform us on the Whatsapp groups or email [boskruin05@gmail.com](mailto:boskruin05@gmail.com).**

- Gayle Blomeyer remains the bookkeeper.
- LK Accounting are the auditors.
- The Technical department are Malanshof Electric.

13. **B.R.A. PROJECTS / OBJECTIVES 2017**

## **BRA PROJECTS / OBJECTIVES 2017**

1. **Install flushing toilets in Sylvan Hut – R25 000**
3. **Smooth hand over of Security Service Provider – co-ordination with all Armed Response Coy's**
4. **Installation of new WiFi cloud camera at all three access points – R15 000**
5. **Refurbishment of Guard Huts - R25 000**



If any of the residents are involved in services that the B.R.A. might require for these projects i.e. plumbing, hut maintenance etc. please email us at [boskruin05@gmail.com](mailto:boskruin05@gmail.com).

All the surrounding security companies are collectively in contact and are monitoring the koppie.

The gates and booms are open between 6 – 8am and 4 – 6pm due in accordance with the road closure legislation. There are 8 active cameras at all access points.

14. **Membership : See slide for breakdown below.**

Total Stands 214. 137 members paying the full levy, 20 are short paying, 4 members pay more, 4 pay annually and 6 have concessions, 3 Estate agencies, Ballindean 6 units are paying, Kruinkloof 2, and Bush Hill Glades contribute as well. A small percentage of houses are changing owners and people are moving in and out the suburb. There are 48 non paying households / residents, which is 23%.

Please speak to your neighbours if they are not paying the levy and if you have any ideas to try and persuade non paying residents to start contributing please contact the committee or attend one of our meetings. A non-payers list can be provided / published.

Estate Agents selling houses to please tell the new owner about the Boskruin Resident's association and to hand them the BRA booklet with suburb information and levy form etc.

**Residents information :** If any information / contact numbers change please advise Fatima by email at [boskruin05@gmail.com](mailto:boskruin05@gmail.com). New residents can also contact the committee on this email address and a levy form will be forwarded to them or a membership committee member will visit them.

# BRA CURRENT MEMBERSHIP

	2016		2017	
Total Stands	214		214	
Empty Stands	1		1	
Concessions (Church x4)	6		6	
Total Potential	207		207	
Members paying in full	120		130	
Members paying less	21		20	
Members paying more	2		4	
Members paying Annually	4		4	
<b>Sub Total Paying</b>	<b>147</b>	<b>71%</b>	<b>154</b>	<b>74%</b>
Estate Agents paying	3		3	
Ballindean 28 units	6		10	
Bush Hill Glades 25 units	1		1	
Kruinkloof 4	1		2	
<b>Non Paying Residents</b>	<b>54</b>	<b>26%</b>	<b>47</b>	<b>23%</b>

## 15. BUDGET 2017 / 2018 :

BRA	2013/14	2014/15	Budget 2015/16	Actual 2015/16	Budget 2016/17	Actual 2016/17	Budget 2017/18
Income from levy	R 911 771	R 1 004 962	R 1 101 240	R 1 128 021	R 1 170 885	R 1 183 478	R 1 256 628
Other Income			R 50 000	R 75 089	R 15 000		
<b>Total Income</b>	<b>R 911 771</b>	<b>R 1 004 962</b>	<b>R 1 151 240</b>	<b>R 1 178 636</b>	<b>R 1 185 885</b>	<b>R 1 183 478</b>	<b>R 1 256 628</b>
%var	6.1%	10.2%	14.6%	17.3%	0.62%	0.41%	6.18%
Residents	214	214	214	214	214	214	214
Estates	2	2	3	2	3	3	3
Estate Agents	0	0	3	3	3	3	3
<b>Total</b>	<b>211</b>	<b>216</b>	<b>220</b>	<b>219</b>	<b>220</b>	<b>220</b>	<b>220</b>
Levy	<b>R 575</b>	<b>R 620</b>	<b>R 650</b>	<b>R 650</b>	<b>R 675</b>	<b>R 675</b>	<b>R 700</b>
Members	145	149	161	154	154	153	157
% to Total	68%	70%	75%	72%	72%	71%	73%
Expenses	R 969 926	R 1 046 066	R 1 114 060	<b>R 1 109 291</b>	R 1 106 247	R 1 033 782	R 1 137 000
% Increase Tot	10.2%	7.9%	6.5%	6.0%	-0.3%	-6.6%	10.0%
Security Guards	R 802 934	R 860 189	R 925 000	R 852 753	R 920 000	R 844 473	R 920 000
% to total	83%	82%	83%	77%	83%	82%	81%
Act levy/Mem	<b>R 524.01</b>	<b>R 562.06</b>	<b>R 570.00</b>	<b>R 610.40</b>	<b>R 633.60</b>	<b>R 644.60</b>	<b>R 667.00</b>
Levy Req							
Surplus/short	<b>R -58 155</b>	<b>R -41 104</b>	<b>R 37 180</b>	<b>R 69 345</b>	<b>R 79 638</b>	<b>R 149 696</b>	<b>R 119 628</b>

BRA	Actual	Budget	Actual	Budget
	2015/16	2016/17	2016/17	2017/18
<b>Income from levy</b>	R 1 128 021	R 1 170 885	R 1 183 478	R 1 256 628
<b>Other Income</b>	R 75 089	R 15 000		
<b>Total Income</b>	R 1 178 636	R 1 185 885	R 1 183 478	R 1 256 628
<b>%var</b>	17.3%	0.62%	0.41%	6.18%
<b>Levy</b>	R 650	R 675	R 675	R 700
<b>Members</b>	154	154	153	157
<b>% to Total</b>	72%	72%	71%	73%
<b>Expenses</b>	R 1 109 291	R 1 106 247	R 1 033 782	R 1 137 000
<b>% Increase Tot</b>	6.0%	-0.3%	-6.6%	10.0%
<b>Security Guards</b>	R 852 753	R 920 000	R 844 473	R 920 000
<b>% to total</b>	77%	83%	82%	81%
<b>Act levy/Mem</b>	R 610.40	R 633.60	R 644.60	R 667.00
<b>Levy Req</b>				
<b>Surplus/short</b>	R 69 345	R 79 638	R 149 696	R 119 628

## 16. LEVY INCREASE

Security companies anticipate an 8% increase.

The B.R.A. levy proposed increase of 3.7% from R 675 to R 700 per month from 1<sup>st</sup> September 2017. No objections were raised. The new levy of R 700 was accepted.

Financials are available, should any resident wish to view them.

17. WHATSAPP GROUPS : Please ensure that the whatsapp groups are used as indicated above. Green – general information and queries. To add your name to these 2 groups please send an email to [boskrui05@gmail.com](mailto:boskrui05@gmail.com). Only paying residents can be added to these groups. RED – Emergency ONLY.

## WhatsApp Groups B.R.A. Boskrui



### 1. GREEN GROUP

Boskrui Residents Info – anything relevant to Boskrui or its residents:  
Water cuts, Electricity, notices, dogs missing, plants and soil available etc.

### 2. RED GROUP - EMERGENCY ONLY

Boskrui Emergency – life threatening, security and emergency situations:  
Burglaries, robberies, hijacking, incidents, suspicious activity, stolen vehicles etc.

## 18. **VUMATEL**

Ryan Oaks reported that Vumatel are concerned about the service damages which have happened in the area and would be available to talk to residents after the meeting. Vumatel need a specific percentage of interested residents before they start working in the area. Ryan will be the contact person. Vuma will engage and contact the residents directly. All driveways will be restored within 2 weeks.

### **Questions from residents :**

1. Would Vumatel co-ordinate with sharing sleeves with other service providers ? No - they cannot share ducts or infra-structure with other suppliers.
2. Fibre should be available by end of September. Open Serve is also working in Boskruin – they are part of Telkom.

## 19. **GENERAL**

A) Could the Boskruin suburb become a gated community ?

This has been considered and investigated before.

It would be a massive task at incredible expense up front with lawyers and is a complicated process. However, the suburb is ideally suited to this idea and would become an impregnable suburb.

B) Properties that border the koppie – the residents are responsible for their own security control of their homes.

C) Big hole – Inry / Dolweni : Who caused the damage to the main waterpipe ? Once all the testing has been done in the next 2 /3 weeks and Joburg water is finished in the area the hole will be filled in.

The Chairperson thanked the residents for attending the AGM, Sotheby's for the coffee, Fine & Country for the lucky draws, and the Barn Church for the venue and the set up.

**The meeting closed at 20h40.**



## COMMITTEE MEMBERS 2017 / 2018



<b>Chair Person / Director</b>	<b>Garth Gray</b>	<b>082 416 7444</b>	<b>garthg@worldonline.co.za</b>
<b>Vice Chair Person</b>	<b>Fatima Ferreira</b>	<b>083 683 0025</b>	<b>boskruin05@gmail.com</b>
<b>Director</b>	<b>Arthur Bath</b>	<b>083 601 1205</b>	<b>arthur.bath@icloud.com</b>
<b>Treasurer / Director</b>	<b>Leslie Mitchell</b>	<b>082 755 9277</b>	<b>leslie@garagesure.co.za</b>
<b>Secretary</b>	<b>Sheree Gibbs</b>	<b>082 774 2962</b>	<b>sheree@fineandcountryrandburg.com</b>
<b>Communications</b>	<b>Fatima Ferreira</b>	<b>083 683 0025</b>	<b>fefhome@gmail.com</b>
<b>Projects</b>	<b>Lesley Elliott</b>	<b>083 260 7490</b>	<b>lesleyelliott1@me.com</b>
<b>Signage etc.</b>	<b>Sean Davis</b>	<b>083 457 6111</b>	<b>sean.davis@midcomp.co.za</b>
<b>Membership</b>	<b>Graham Crowe</b>	<b>082 295 7990</b>	<b>gcrowe@kemplant.co.za</b>
<b>Membership</b>	<b>Gunter Rencken</b>	<b>082 808 9551</b>	<b>gunter.rencken@veoliawater.com</b>
<b>Committee Members / Security</b>	<b>Alastair Collins</b>	<b>082 771 2702</b>	<b>alastair@atlasair.co.ca</b>
	<b>John Drennan</b>	<b>084 566 3244</b>	<b>suedren@mweb.co.za</b>
	<b>Rory Steyn</b>	<b>082 800 6765</b>	<b>rorysteyn@gmail.com</b>
	<b>Alan Breuns</b>		