

MINUTES OF THE MEETING OF THE RESIDENTS' COMMITTEE (RESCOM) OF EVERGREEN LIFESTYLE VILLAGE BERGVLIET HELD ON THURSDAY, 23 JANUARY 2020 AT 15h30

PRESENT:

Joan Misplon (JM); John Bester (JB); Paddy Fordyce (PF); Dave Orton (DO); Jean van Rhyn (JvR); Ton Weber (TW); and Christine Dempers (CD).

Apologies: Ian McDonald (IMcD),

		<u>Action/Date</u>
1.	WELCOME	
	JM welcomed everyone to the meeting and submitted apologies from Ian McDonald.	
2.	Approval of previous minutes	
	The minutes of meeting held on 27 October were approved and signed.	
3.	Matters arising from previous minutes	
3.1	<p>Residents' Meeting – JM reported that the meeting was successful. On the whole residents were happy with their village.</p> <p>The main items discussed with Rescom included: the fibre installation in Phase 4 repaired; requested fibre installation in heritage village reviewed (location); information on whether levies would stabilise vis-à-vis occupancy; to increase visitors parking in village; lack of cell phone reception; health care services/pricing reviewed; entrance to village/remote access addressed; pool pump/heating repair; resident irrigation proposal implemented; and resident maintenance and turnaround times to be improved; queries raised re Health Care Pricing; Compliments for excellent work E&E put in; and Mrs Dower paid compliment to staff for their friendliness.</p>	JM
3.2	<p>House Rules – JM reported that IMcD had met GR to discuss specific village house rules proposed by the committee that were to be included in Annexure A of the House Rules.</p> <p>JM noted that these discussions will be taken up at next Mancom meeting.</p>	GR/IMcD
4.	Finance and Legal	
	<p>JB reported that a meeting was held with Adam Kajee to discuss 2021 budget. Final budgets were being approved.</p> <p>Fincom had just received the December accounts and JB stated that there were a few anomalies he would query and report back on at next meeting.</p>	<p>JB/IMcD/AK</p> <p>JB</p>
5.	Estate Development	
5.1	<p>Sales –</p> <p>Houses: 1 for sale (Unit 65); and</p> <p>Apartments: 10 sold (001, 002, 003, 004, 006, 011; A101, 103, 106, 109)</p>	

5.2	<p>Visitors Parking – CD confirmed that visitors parking is being discussed with the project team and planned for village in the following locations:</p> <ol style="list-style-type: none"> 1. 5/8 – 2 bays 2. Island – 4 bays 3. Clubhouse – Loading/Collection 4. 60-64 – 4/6 bays <p>Quotes and drawings/plans are in progress.</p>	CD
5.3	<p>Clubhouse Parking – CD reported that the proposal to introduce a “delivery/loading zone” parking area was well received by committee as residents were always stopping to collect post, booking events, dropping off spouses/partners. CD to follow-up with the project team.</p>	CD
5.4	<p>Traffic Flow – CD reported that a temporary barrier had been put up in December to introduce a sense of one-way traffic flow around the village, not only for the residents but also to sales prospects. A circular had been sent out reminding residents.</p> <p>After discussion, it was suggested that a laminated A4 be handed to each visitor by security, informing them of the traffic flow as well as speed limit (20km).</p>	CD
5.5	<p>Street Light (41) – CD reported that the installation of a street light opposite the island at unit 41 has been undertaken. The final stage will be done by next week.</p>	CD
5.6	<p>Improvement/Replacement of Fence on M3 – JM would follow-up with GR at the next Mancom to be held in February, requesting him to pursue this with EPI in 2020.</p>	
5.7	<p>Generator – JM reported that the finished appearance of the generator area was well done and that it was not intrusive. However, she indicated that it must be “finished off” with a paving path, gate lock. CD noted that this was in hand.</p>	CD
5.8	<p>Village Access (Main Gate) – CD noted that village access at the main gate/remotes were being discussed and various options considered.</p> <p>It was noted that a new LPR (licence plate recognition) system was being considered. CD to report back on decision when available.</p> <p>CD confirmed that the exit boom gate was shortened.</p>	GR/CD GR/CD
5.9	<p>Widening Entrance Access – CD noted that the removal of the island to create a wider road for residents/recognised vehicles to move in/out freely and a shoulder/lane for contractors/delivery vehicles had been motivated to EPI. Quotes and plans/drawings are in progress.</p>	CD
5.10	<p>Cell phone reception – JM enquired about progress on availability of cell phone service. CD indicated that no new information is available on improving cell phone signal for residents in village. Item on hold for the moment.</p>	
5.11	<p>Drying Area (Apartments) – CD reported that an outside drying area for the apartments would be undertaken and completed by the end of February.</p>	CD
6.	<p>Maintenance</p>	
6.1	<p>Brick Paving – JM complimented management on the repair to brick paving at clubhouse.</p>	

	<p>It was pointed out that brick paving outside of units 47/48/49 and 60/61 and the pothole in the road outside unit 17 had been repaired.</p> <p>JM also noted that other areas required attention and that the AMM needs to keep a note of this and fix when required. CD to action.</p>	CD
6.2	<p>Carports – CD confirmed that seven carports had been replaced/completed. JM noted that Mr Poelmann (#15) complained that one side beam had not been replaced. CD to investigate.</p>	CD
6.3	<p>Pool – CD confirmed all the electrical work and repairs undertaken for the pool pump/heating system had been undertaken in December.</p> <p>It was noted that the temperature of pool water needs to be maintained (27 degrees) and that it was either too hot or too cold. CD to investigate.</p> <p>It was reported that the barracuda also needs attention, it was not operating properly. CD to investigate.</p>	CD
6.4	<p>Resident Maintenance Requests – JM noted that there were still a few residents who had not had their maintenance items attended to and she hoped that now we were back to “normal”, it would happen as a matter of urgency.</p>	CD
6.5.	Heighten Fence at 36/48 – CD to action	
7.	Gardens & Irrigation	
7.1	<p>Gardens - PF reported that there had been some improvement in the gardens and CD was asked to buy additional Proteas as those that had been planted made a difference.</p>	CD
7.2	<p>Irrigation to common gardens – CD reported that the electrical repair to the WTP had been undertaken and all lines inside the village were running well. CD to investigate drip irrigation lines in Barn Road.</p>	CD
7.3	<p>Irrigation to private gardens – It was noted that TW/DO had met with Patrick Maile (PM) to finalise irrigation proposal to provide water to each resident’s garden.</p> <p>A cost/quote was presented to residents with the proviso that a final costing depended on the number of units participating. An installation fee of R2400 was billed to levy accounts and installation is to start in the beginning of February. JM requested that a circular be sent out to communicate plan of installation. CD to action.</p> <p>It was noted that there were a few residents who did not want to participate in the irrigation proposal but still required their tanks to be filled by gardeners. CD stated that each resident had made their choice. Those residents who had decided not to participate in the irrigation scheme proposal would not have their tanks filled manually. However, should water restrictions or “Day Zero” be implemented by the City of Cape Town, then management would ensure that residents who did not have access to water, were assisted.</p>	CD
8.	Security & Safety	
8.1	<p>JM requested that CD to send out regular circulars outlining security procedures and to remind our newer residents and their visitors to abide by these rules when entering the village.</p>	CD

	<p>JM also stated that the “speed limit” be enforced as there were still residents exceeding the 20Km/hour speed limit. CD noted that the one-way traffic flow and speed limit diagram has been provided to security to be explained to sales prospects and visitors.</p> <p>CD confirmed that the gates opened at 6am and closed at 8pm every day.</p>	
9.	Events/Entertainment and Catering	
9.1	EE&C funds: It was noted that R17000 had been raised to date	
9.1	December Craft Display – It was noted that the “resident” craft display was very successful and the market was well received. The stall holders however did not make sales and they may not return to Bergvliet.	
9.2	<p>Entertainment:</p> <p>It was noted that a line-up of exciting entertainment is expected. Including Gordon Epstein, Jenny & the James’s. and “Golden Oldies” would be secured for the Sundowner event hosted by Evergreen on 12 February 2020.</p>	
9.3	<p>Catering – JM Noted that the introduction of a choice between dessert or cheese on Tuesday evening dinners was well received by diners</p> <p>It was noted that the quality of meals had been upgraded and choice of meals expanded in both the Bistro menu and the Tuesday dinner menu.</p> <p>It was proposed that that the catering committee host a “Bring & Braai” on the first Sunday of each month and that the the Sunday Lunch Roast would continue on the third Sunday of the Month.</p>	
10.	Healthcare	
	<p>CD reported that Evergreen Health has established a presence in the village. It was confirmed that Zuko is now permanently at Evergreen Bergvliet.</p> <p>It was noted that there had been no incidents/accidents in the Village over the festive season.</p> <p>It was noted that the Healthcare committee should be kept informed of residents who had been taken up in hospital/come home or who were ill.</p>	
11.	General	
11.1	Road Names – CD reported that she had sent off enquiries for quotes on signage to erect road names. CD to action and then revert with installation dates.	CD
11.2	Library – JM thanked village management for obtaining bookshelves. CD noted that village librarian, Julie Phillips indicated that no additional book shelves were required at this time.	
11.3	Golf Cart – CD reported that safety belts for golf carts had been fitted to ensure the safety of residents	CD
11.4	DSTV Special Rate – It was noted that DO would pursue special DSTV deals for residents as it was a real saving.	DO
11.5	Dart Board CD to action asap.	CD
11.6	Internal communications – It was noted that a move to upgrade the PABX telephone system was afoot and that all residents needed to be connected to the ONT (fibre). A final check will be held in the next few weeks.	CD

11.7	<p>Shuttle Transport – It was noted that the shuttle bus arranged by the village was very welcome and residents enjoyed their outings immensely.</p> <p>It was noted however, that there were only three or so residents/per week utilising the bus for shopping and that a discussion be held with Diep River to share bus and save costs.</p>	CD
11.8	<p>Entrance Gate Paving – It was noted that the spot of oil at the entrance must be removed as soon as possible.</p>	CD
11.9	<p>Movie Night (Sound/Space)– It was reported that chairs had been moved across to the dining room as there was not enough space in the lounge area to cope with the large number of attendees (20 pax) and that the sound system was not good enough/residents could not hear – this seemed better as there was surround sound in the lounge.</p> <p>CD noted that she would not like residents to move chairs across the floor and out of the lounge area and would ensure that sound system is improved for the next movie night.</p>	
	<p>Next Meeting: RESCOM Meeting: Thursday, 12 March 2020 at 3.30pm</p>	

Without any further business to discuss the meeting closed at 18h00

APPROVED AND SIGNED AT CAPE TOWN ON _____ 2019

CHAIRMAN _____