

EVERGREEN BERGVLIET – RESIDENT’S MEETING 18TH OCTOBER 2021-

2.30

Joan Mispion opened the meeting by welcoming everyone and introducing the Rescom committee with their portfolios. She stressed that if Resident’s received no satisfaction from office management regarding a specific problem the resident should approach the relevant committee member to try to help resolve the issue.

David Walker Unit 42: handed out an Income/Expenditure Statement – year 2021/22 to all those attending the meeting.

Lynne Perry, Unit 77 has kindly offered to do all subsequent minutes for the Rescom Committee.

Hermann Poelmann, Unit 15: raised his concerns about the amendments to the financial statement. A number of items have been introduced which have never before been included. E.g. Building maintenance. R620 000. The profit of R1.2m has now been reduced to a loss of R556 000. This is very misleading. He would like an explanation. He also raised queries re Health and Catering expenses.

Finance:

John Bester and David Walker gave in depth replies to queries on the revised financial report. They acknowledged that, following enquiries about the possible treatment of the surplus of R1.2 million, Evergreen management had included additional costs which had not been previously charged to the village.

A pragmatic decision had been taken to leave the amended figures for the 2021 financial year as they were and that the finance sub-committee would seek clarity on the additional costs, particularly the head office expense allocation, the building maintenance provision, depreciation and the medical healthcare charge in the budget for 2022.

With reference to the R620 000 maintenance provision, reference was made to an Evergreen sales brochure provided to prospective buyers which recorded that the developer was responsible for the maintenance of buildings and that no special levies are raised for large scale maintenance items.

Maintenance: Older generation LRA’s make provision for a contribution to a maintenance fund amounting to 5% of the profit arising on resale. The accrual of R620 000 per annum for repainting the village in 5 years is effectively a duplication of this 5% charge.

In terms of more recent LRA’s, the refund on the resale of a unit is less than the original purchase price. It was felt that consideration should be given to using portion of this “extra profit to Evergreen” as a contribution to the maintenance fund.

Ian McDonald Unit 18: Agreed with above – his comments very valid.

It was felt that Evergreen are very keen to show a loss but not a profit. They should be more transparent with their financials.

Uncertainty about the treatment of rates was initially raised by Colin Levine Unit 12. It would seem this was not accounted for correctly as is seen by the drop in rates for 2022. The drop in municipal utilities may be due to a serious water problem in the previous year which has now been resolved. The finance committee will look into both these issues.

Health Care; the rise in costs was also queried. Evergreen states that they do not have to provide for health care. Since starting its own Evergreen Health Care it would seem that the cost of this new venture has been put onto the village. This is not fair as we pay for our health care ourselves.

Catering: Why has this escalated? Catering costs were down last year because of Covid. Presumably this is a management fee paid to Western Province Caterers as we pay for the food ourselves. A discussion took place why the attendance was so low. The concern is we might lose our catering staff. Chantelle of WPC is very open to feedback and tries hard to accommodate. Covid might still be a factor. The ambience of the dining room is not inviting. The size of the dining room is too small. There are many other restaurants in the vicinity. Alan Baxter unit 14 : suggested that we do a survey to see what people wanted. Ton Weber Unit 5: said that it was unfair to ask people to come personally to the clubhouse to book their meals especially those in wheelchairs or walkers. Much more feasible to phone in. If anyone cancels at the last minute they would still be charged for the meal. Joan will approach office management to get the decision reversed.

John Drake A3 asked that we reserve our position on the 2021 figures as we go forward to 2022.

David Philips unit 56: stated that the **water pressure** in their road is abysmal. The problem has been reported numerous times but nothing has been done. This problem has been voiced by many other residents. JM following up.

Colin Noble unit 72: brought up the issue of **maintenance**. The houses in their road have cracks in the cornices and various other internal issues. These have been reported time and time again and numerous photos have been taken but no action. Rescom to question.

Earl Hargreaves A6 stated that looking at the Rescom minutes for the past two years since he has been here there are items that are continually repeated. Nothing is moving forward.

There have been some wins however. Air conditioners and a skylight in the apartments have now been approved. Thank you, Garry.

Roger Prideaux A104: stated that **cell phone reception** was unacceptable. The new proposal just received from Garry was shown to residents and dismissed outright as too hideous. Richard Eastwick A110 said that to construct such a tower it would require tremendous support at ground level as the equipment was extensive. Plans for the tower will have to be relooked at but this might take months. Suggestion was made to approach the church in Homestead Ave., who had originally applied for a mast, to see if that plan could be resuscitated. The initial resistance no longer applies because 5G is much safer than 2G. Alan Baxter has offered to apply directly to Vodacom on behalf of all the residents, as private citizens, to apply for a mast. All agreed (show of hands) that he try.

Herman Poelmann unit 15: raised the question of the **golf cart**. It was originally agreed that it would be for the use to the residents. It now seems that the maintenance staff are using it mostly. If there is no golf cart at the resident's disposal Hermann will have to consider cancelling his very popular music evenings.

Speeding in the village. This issue appears in every ELV news letter but speeding continues. It was decided that naming and shaming is the only way forward. the residents will be warned beforehand that this will be done. Hopefully this will act as a deterrent. All at meeting agreed.

Parking space: Joan brought up the question of digging up the small lawn opposite 60-65 in order to make space for extra parking. Rene Esson A103: suggested that instead of getting rid of a precious green space parking should be provided on the left hand side of the one way street in order to park

6 cars comfortable. They would not impede the view or obstruct the exit from the driveways. Joan advised that any additional parking bays are on hold for the time being.

Joan advised that plans for the boundary fences and the movement of fences in the wetland have been put on hold.

JenJen Mockford A7 asked what is being done at the **security gate**. She would like to be given her own control as security staff sometimes take time to open and she is apprehensive that the gate might close down on her if they do not see her coming through. The issue of widening the gate has been going on for at least two and a half years. Ton Weber Unit 5: Stated Evergreen must advise if they are going to do it or not. Give us a time line. It was agreed by residents that there are accidents waiting to happen regarding the entrance/access.

It was felt that Evergreen Bergvliet used to be the flagship for Evergreen but that it was going down. We cannot keep talking with no action.

Alan Baxter unit 14: has opened a **Facebook** page for the village and has invited all who wish, to join.

Clubhouse: Evergreen have promised that plans for the extension to the clubhouse will be submitted to the Rescom committee for comment by 3rd Nov 2021 if not before. We await with interest what will be put forward.

The meeting closed at 4 p.m.