

**MINUTES OF THE MEETING OF THE RESIDENTS COMMITTEE  
(RESCOM) OF EVERGREEN LIFESTYLE VILLAGE, BERGVLIET  
HELD ON 07 APRIL 2022 AT 15:00**

**PRESENT:** Joan Misplon (JM), John Bester (JB), Brian Dalton (BD),  
David Walker (DW), Rene Esson (RE), Shawn Ferreira (SF),  
Nomfundo Moletsane (NM), Lynne Perry (LP) (Minutes)

**APOLOGIES:** Jean van Rhyn (JvR), Bronwyn Davis (BMD),

ITEM	DETAILS	Action	Date
1.	<b>WELCOME</b>		
	JM welcomed Committee members		
2.	<b>APPROVAL OF MINUTES</b>		
	Minutes of the meeting held on 13 January were approved and signed.		
3.	<b>SUB-COMMITTEE REPORTS</b>		
3.1	<p><b>Finance</b> – JB advised that there had been no response from Amdec regarding the query apropos a portion of the profits on resale of Units being allocated to the Village.</p> <p>He mentioned that according to the updated Life Right rules, only 80% of the original sale price of Unit No 15 would be paid to the Estate of the late Owner.</p> <p>RE asked why we as Residents had to be penalized as Amdec earned interest on our investment. To be discussed further with Alet Du Plessis and reported back to Rescom</p> <p>There was a finance meeting held on the 4<sup>th</sup> April when the surplus funds were discussed but is still an ongoing discussion. BD mentioned that the lack of service during 2021 was a good argument for this. JB pointed out that the surplus for the year ending 28 February 2022 amounting to R15,600, after Head Office costs recovery and insurance was set off against prior year losses which now amounted to an accumulated R3.2M</p> <p>JM advised that Gary Reed (GR) and Cobus Bedeker (CB) of Amdec advised they were unable to make the Budget meeting arranged for the 19<sup>th</sup> April. An alternative date has been set for Monday 25<sup>th</sup> April. The residents meeting will be held on the 28<sup>th</sup> April.</p> <p>DW advised there was no decision on the office costs of only R320 000, and felt the R1.2m should go back to the residents, even in the form of no increase in levies. JM mentioned that levies would not be increased until September. This would be raised at the Budget Meeting scheduled for 25<sup>th</sup> April and covered further at the Residents Meeting.</p> <p>BD wanted to know how the rates were calculated for the apartments and whether residents paid a portion of the rates for the common areas, in which case he felt this was unfair.</p>	JM	

	BD wanted a recon on the apartment rates. SF would ask the Accounts department (Alette) to split the rates figures so that there was clarity on the allocation.	SF	
3.2	<b>Accounts</b> - There was no change to the account format.		
3.3	<b>Estate Sales</b> - The Owners of Unit 33 still had to finalize the sale of their property, but were slowly moving into the Unit.		
	SF advised that Unit #11 has been handed over to the new resident and occupation will be in June, and #15 and #25 are presently on the market, with a number of interested parties for these units.	SF	
3.4	<b>REPAIRS, MAINTENANCE &amp; VILLAGE IMPROVEMENTS</b>		
3.4.1	<b>Heritage Village – Uneven Paving</b> - Reported that maintenance on the uneven paving around the Village had been attended to. Unit #62 - fireplace had been attended to. Unit #46 – repairs had been completed	SF	
	<b>PBX Project</b> – Unit #12 ADSL / fibre issue was still unresolved but SF had arranged for a technical person to come up with a solution. The Owner would be happy with fibre if they could guarantee that he would get good service to replace his ADSL line. DW would have a chat to Mr Levine in this regard and Shawn arranged for the technical person to meet on site.	DW/SF	
	<b>Village Directional Signage –</b> Reported that all signs were in place, but RE would liaise with SF, as one or two signs needed correct positioning, and the Island sign needed to be moved. Noted that some residents were taking short cuts and driving up the wrong way. Anne Lawton extended her thanks for signs being put in place directing visitors. <b>Speeding</b> - BD mentioned that a number of visitors were still speeding through the Village, and felt the Guards should remind visitors on entry of the speed restrictions. SF said the Guards had all been advised to draw the speed limit to the attention of visitors and Contractors but would have cards printed which could be handed to them on entry, and will continue to follow up SF advised that he had looked into installation of speed humps in appropriate positions in the Village up from unit 41 and he circulated diagrams of examples of these. Temporary humps that could be moved would cost R10,000.00, whereas permanent humps would cost R30,000.00. Garry Reed (GR) had advised that the Village Management should decide for themselves which option they wanted, and it was agreed to check with the Residents in the road in question which option they preferred and if they were all in agreement to have the humps. Diagram examples would be shown to them. Carport at Unit 4 – still needs to be attended to.	RE/SF  SF  SF	
	<b>Oil Spill</b> – Attended to.		

	RE mentioned however there some cement spillage which needed to be cleaned up / removed.	SF	
3.4.2	<b>HOUSES: 13 Phase 4</b> – Confirmed that the maintenance on the 13 houses was 90% complete, and SF was liaising with the Contractors for a date and commitment for completion.	SF	
3.4.3	<b>Apartment - Bird Spikes / Netting – Cleanliness:</b> BD expressed thanks on behalf of apartment residents as the garages and surrounding areas were being kept clean from bird droppings etc. at all times - it was an on-going maintenance issue which would be monitored. Cleaner Shameelah was complimented on her cleaning ethic. Residents are discouraged from feeding the birds, however the problem appeared to be the starlings that ate the berries on the Waterberry trees, which were growing all around the village.		
	<b>Passage Airflow</b> – JM - EPI had advised that the ventilation had been done in accordance with the Architects plans and therefore felt that this was adequate. BD had chatted to Resident Architect Richard Eastwick who did not agree, and also that double-glazing was creating a negative air pressure inside. He recommended air-condition units or louvres. JM would again raise the issue with Garry Reed and EPI. She suggested that EPI could chat to Richard Eastwick and get his view point.	JM	
	<b>Apartment Stairwell Light</b> - RE advised this had been attended to.	SF	
3.4.4	<b>VILLAGE IMPROVEMENTS</b>		
	<b>Parking Bays</b> – SF advised that four parking bays had been demarcated in the road outside Unit #61.  SF advised that Council plans were presently being drawn up for an area outside #40 for the Owner, who wished to be able to park his car under the kitchen window. JM felt there were obligations to the surrounding residents that needed to be considered and they must be consulted. She was concerned this would create a precedent should other residents wished for similar considerations.	SF	
	<b>Maintenance Sub-Committee Protocol</b> <b>All references made by the Maintenance Sub-committee had been noted for the future.</b>		
	RE / BD advised that SF had been taking notes of any maintenance work and other issues in the Village, and was working hard at attending to these timeously.	SF	
	<b>Pool area</b> – Confirmed that the pool area was being kept clean, and SF advised that he had arranged that the area housing the thermostat be kept locked at all times to avoid interference with the system. He had instructed that the pool temperatures be kept at 28 – 31.		
3.5	<b>GARDENS, TREES &amp; IRRIGATION</b>		
	JvR had advised that the irrigation system was working well in most		

	<p>instances, although one or two areas still needed to be attended to. JvR, BMD and Marcus had been doing regular walk-about. It was mentioned that one of the sprinklers outside Unit #41 was spraying into the road.</p> <p>Advised that BMD had suggested that the unused Boule court behind Unit No 15 be used to create a Vegetable Garden. Vegetable Boxes could be placed on top of the court, so there was no need for the expense of removing it. JB confirmed this would be an EPI cost.</p> <p>A resident had requested that the Poplar trees on the Berm be removed, but it was pointed out that this could not be done without Council approval. It was also felt that the trees protected the village from wind and noise from the freeway.</p> <p>SF mentioned there were several pavers just within the village boundary that had lifted due to tree roots; RE suggested that the pavers could be lifted and overgrown roots be removed as and when this problem occurred</p>	<p><b>SF</b></p> <p><b>BMD</b></p> <p><b>SF</b></p>	
<b>3.6</b>	<b>SECURITY</b>		
	<p>JM asked if the guards could be a little more responsive when opening the gates to residents late at night. It was a vulnerable moment having to wait particularly when returning home after dark.</p> <p>JB advised in his own experience that the Guards usually responded promptly. SF would have a chat with the guards in this regard. BD felt the sensor light at the gate should be adjusted to stay on longer.</p> <p>DW advised that when there was rotation of the Guards, this could cause confusion while the new guards familiarized themselves with all the residents.</p> <p>SF to check with Evergreen Management as to whether a donation had been paid to the Bergvliet Neighborhood Watch.</p>	<p><b>SF</b></p> <p><b>SF</b></p>	
<b>3.7</b>	<b>HEALTH &amp; SAFETY</b>		
	<b>Fire Drill – Apartments</b> - A Fire drill was scheduled for 13 April. Fire Drills are an urgent priority.	<b>SF</b>	
	<b>Kitchen</b> – Concern expressed that the kitchen only had one door in the event of a fire. Noted that preparation had been made for two doors on the new plans.	<b>BMD</b>	
<b>3.8</b>	<b>CATERING, EVENTS &amp; ENTERTAINMENT</b>		
<b>3.8.1</b>	<b>Catering</b> - JM Reported that the funds available in the kitty was R14 000.00. She mentioned that some of the meals served at the Wednesday evening social dinners was not up to the usual good standard. SF advised he had had meetings with WPC management in this regard after several complaints, and they advised they would focus on preparing better meals.		

	<p><b>Dining Room Chairs</b> - JM advised that it had been the intention to have the dining room chairs reupholstered, however she believed that new furniture would be purchased once the extensions had been done. JM to confer with GR and ask if he would consider purchase of some of the new dining tables and chairs soon as it will be quite a few months before the extension to dining area is completed.</p> <p><b>Golf Cart</b> – regarding this vehicle being used to transport residents' home after social evenings and other events, SF was asked who would be available to stay late and drive residents in the evening. SF advised a roster would be drawn up to ensure there was always someone available. Vulnerable Residents would be asked to pre-book use of the transport.</p>	SF	
3.8.2	<p><b>Events &amp; Entertainment</b> – Advised that the new tablecloths for the Dining Room had been received.</p> <p><b>All events and entertainment going ahead smoothly.</b></p> <p><b>Microphone Stand</b>, – Advised this was available and would be provided at events.</p>	JvR	
3.9	<b>EVERGREEN HEALTHCARE / SERVICES</b>		
	<p>A sub-acute facility is now in place at Muizenberg with the availability of a Practice Number. SF to enquire whether this Practice Number is available for general medical within Evergreen.</p> <p>As yet There had been no response from Discovery, Momentum or Medware with regard to a Practice number.</p> <p>JM advised that Yvonne Jackman's assistance with vulnerable residents in the village was being well received. After consultation with Elize Porter, Evergreen Health, it was agreed that Yvonne Jackman could continue to help in every way with those residents needing support.</p>	SF	
4.	<b>GENERAL</b>		
4.1	<p><b>Extension to Lifestyle Centre</b> – Plans provided were studied and concern expressed over the poor use of space which was being considered, and lack of wall space to accommodate the library. JM said that Mark McCreadie had included various considerations, such as a larger gym area to accommodate yoga, Pilatus, Exercise classes etc. BD's ideas were practical and she would send a list to EPI. RE mentioned we also had a qualified resident Architect who could give practical advice. A draft development plan would be made available for residents to peruse and make comments.</p>	JM	
4.2	<p><b>Municipal Rezoning</b> – BD expressed concern about the Municipal Notice regarding rezoning of the area surrounding the Village, which is presently zoned for single residences; it appears this is in relation to the development of the apartment block. He was concerned as to whether this would affect rates on the property. He was awaiting response from Cobus as there was a very small window for objections, which needed to be submitted by 4 May. He read a copy of an E-Mail which Celeste (Amdec) had sent to Alan Baxter "inter alia" <i>Referring to a letter from</i></p>	SF	

	<p><i>STBB, it was confirmed that, as is required by the Housing Schemes for Retired Persons Act the title deeds of each individual ERF which makes up the Bergvliet Village, have been endorsed at the Deeds Office as is required by law.</i></p> <p><i>Celeste van Graan concedes below that our united consent and a court order would be needed to remove a Life right endorsement on the various title deeds which comprise our Schemes housing interests.</i></p> <p>BD stated there could be potential serious cost implications for the Village, and that Management should be standing up for the rights of the Villagers. JM advised she would contact EPI and arrange a meeting to discuss this.</p> <p>Zoning Presentation to be made by Cobus Bedeker to Rescom on Thursday 14<sup>th</sup> April. There would be a report back to residents.</p>	JM	
4.3	<p><b>AGM –</b> SF advised the date put forward was the 31<sup>st</sup> May, but this had not been confirmed by Evergreen.</p> <p>BD referred to the voting process at the last election and pointed out some irregularities. He believed that the deadline for nominations should be adhered to, and that the ballot box should be watched at all times and votes counted in the presence of an Evergreen official. During counting, names should be marked off on the list of Residents. He would also like to see any nominated party stand up and say a few words about themselves, and why they wished to be elected, as was done in normal elections.</p>	SF	
4.4	<p><b>Winery Road informal sign –</b> Residents will be required to remove the sign from the fence, however they could display this on the wall of Unit 66</p>	SF	
4.5	<p><b>Cell Phone reception –</b> Thanks extended to Alan Baxter who had assisted a number of residents in setting up boosters for the cell phone reception.</p> <p>JM advised Garry Reed was looking into erecting a Cell Phone antenna behind Unit #65.</p>		

There being no further business, the meeting adjourned at 17:20.

**APPROVED AND SIGNED AT CAPE TOWN ON \_\_\_\_\_ 2022**

**CHAIRMAN \_\_\_\_\_**