

EVERGREEN BERGVLIET

("the Village")

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that an Annual General Meeting of the Village will be held at the **Evergreen** Sonnenhof Manor House of Evergreen Bergvliet, 30 Homestead Ave, Bergvliet, Cape Town, on Tuesday 14 June 2002 @ 14:00

This notice has been sent to all the Life Right Holders, who are recorded as such in the Life Right register of the Village on Tuesday 31 May 2022 ("**the Record Date**"), being the date determining which Life Right Holders are entitled to receive notice of the Annual General Meeting.

PURPOSE

The purpose of the AGM is to consider and, if deemed fit, approve, with or without modification, the ordinary resolutions set out below.

A. AGENDA

- 1. WELCOME AND INTRODUCTION
- 2. ATTENDANCE AND PROXIES
- 3. CONFIRMATION OF NOTICE
- 4. ACCEPTANCE OF THE PREVIOUS ANNUAL GENERAL MEETING MINUTES (Attached) (Pages 7-18)
- 5. ANNUAL REPORT BY THE CHAIRPERSON OF THE RESIDENTS' COMMITTEE ("RESCOM") (Attached) (Page 19-21)
- 6. **EVERGREEN VILLAGE MANAGER'S REPORT** (Attached) (Pages 22-26)
- 7. ANNUAL FINANCIAL REPORT FOR THE FINANCIAL YEARS 2022/2023 (Attached) (Page 27-28)
- 8. **ELECTION OF THE RESCOM MEMBERS** (See Note 1)
- 9. GENERAL (See Note 2)
- 10. CLOSURE OF MEETING
- **B. NOTES**
 - 1. ELECTION OF THE RESCOM

(Ordinary Resolution Number 1)

Composition and nomination

In terms of the House Rules of the Village, the Rescom will consist of a maximum of 6 (six) members. Life Right Holder(s) are hereby requested to nominate* at least 6 (six) fellow Life Right Holders, by completing the enclosed Nomination Form. Should more than 6 (six) nominations be received, an election will be held at the AGM by way of ballot. The 6 (six) nominees with the most

votes will be appointed as Rescom members, and will hold office until the next AGM.

Instructions

Please hand-deliver the duly completed Nomination Form to the Village Managers' offices, alternatively email same to liesli@evergreenlifestyle.co.za, by no later than **16h00** on **Tuesday 07 June 2022**.

*In terms of the House Rules of the Village, no Life Right Holder may, while in arrears with his or her Levies or has any outstanding amounts owing to Operator and/or Owner (as the case may be), hold office as a member of either Rescom, or be co-opted onto or act as a representative or appoint an alternate on Rescom.

2. QUESTIONS

Managing of questions during the AGM

Life Right Holder(s) are requested to submit their questions regarding any of the AGM matters which warrants discussion in writing to the Village Managers' offices, alternatively emailed to liesli@evergreenlifestyle.co.za, so as to be received by no later than **16h00** on **Tuesday 07June 2022**. The intention is to limit the duration of the AGM and the subsequent risk of exposure at the venue.

Matters that are not submitted in writing, as indicated above, will not be debated at the AGM. Life Right Holder(s) are requested to focus on matters that warrant discussion at an AGM and to take up smaller and / or personal matters with the Village Manager,

3. ATTENDANCE AND VOTING BY LIFE RIGHT HOLDERS OR PROXIES

Life Right Holder(s) (who are recorded as such in the register of the Village as at the Record Date) are entitled to attend and vote at the AGM or to appoint a proxy to attend, speak and vote in their stead. Proxies to be limited to residents of a village (incl. tenants.) Proxy forms must be hand-delivered to the Village Managers' offices, alternatively emailed to liesli@evergreenlifestyle.co.za, by no later than **16h00** on **Monday**, **13 June 2022**.

Each Life Right shall carry a single vote. Where a Life Right is jointly held by more than 1 (one) Life Right Holder, such vote shall be exercised jointly by them.

4. IDENTIFICATION OF PROXIES

Any proxy appointed to attend, participate and vote on behalf of a Life Right Holder at the AGM must be able to present reasonably satisfactory identification at the meeting for such proxy to attend, participate and vote at the meeting. A green bar-coded identity document or a smart identification card or a certified copy of an ID, issued by the South African Department of Home Affairs, or a valid passport for foreign nationals will be acceptable forms of identification.

5. IMPORTANT NOTE

Life Right Holder(s) will receive a complete AGM document pack via the email address listed for their unit in the Register of the Village. Life Right Holder(s) are encouraged to bring the AGM document pack along to the AGM for discussion.

In an attempt to reduce our carbon footprint and save on paper wastage and cost, village management will only have printed copies of the first 2 (two) pages of the AGM notice on hand for Life Right Holder(s) who are unable to or do not have access to printing facilities. The following attachments and forms will only be printed for and on request from a Life Right Holder(s):

- · Proxy form; and
- Nomination Form.

6. RSVP

It is important that only Life Right Holder(s) who are certain that they will attend the AGM, kindly RSVP to the Village Manager by no later than 16h00 on Monday, 13 June 2022.

Once again Life Right Holder(s) are requested to also limit their representation at the AGM to one person per Unit so as to comply with the public gathering limitations currently in place and to permit as many Units from participating, as permitted.

By order of Evergreen Lifestyle Villages (Pty) Ltd ("Operator")

GARRY REED

EVERGREEN BERGVLIET

("the Village")

PROXY FORM		
For use by registered Life Right Holder(s) of the Villa Record Date, to be used at the AGM to be held at Ever		
I/We [please print name(s)]		
being the holder(s) of a Life Right in Unitbelow):	in the Village, hereby appoint (see instruction	
1. NAME:		
RSA ID NUMBER/DATE OF BIRTH:	or failing him/her,	
2. NAME:		
RSA ID NUMBER/DATE OF BIRTH:	or failing him/her,	
3. the chairperson of the Annual General Meeting,		
as my/our proxy to attend, speak and vote for me/us a to be held on Tuesday 14 June at 14h00, or at any ac		
SIGNATURE/S	DATE:	
ASSISTED BY ME (WHERE APPLICABLE)		
Instructions on signing and ladging the provy form	n:	

Instructions on signing and lodging the proxy form:

- 1. A Life Right Holder(s) may insert the name and RSA identity number or date of birth of a proxy or the names of two alternative proxies of the Life Right Holder's choice in the space/s provided above, with or without deleting "the chairperson of the AGM", but any such deletion must be initialled by the Life Right Holder(s). Should this space be left blank, the chairperson of the AGM will exercise the proxy. The person whose name appears first on the proxy form and who is present at the AGM will be entitled to act as proxy to the exclusion of those whose names follow.
- 2. The completion of any blank spaces above need not be initialled. Any alterations or corrections to this proxy form must be initialled by the signatory/ies.
- 3. A proxy shall not be a minor.
- 4. Proxies to be limited to residents of a village (incl. tenants)
- 5. To be valid the completed proxy forms together with all listed proxies' green bar-coded identity documents or certified copies of the ID, or smart identification cards issued by the South African Department of Home Affairs, or valid passports for foreign nationals, must be hand-delivered to the Village Managers' offices, alternatively emailed to liesli@evergreenlifestyle.co.za , by no later than 16h00 on Monday, 13 June 2022. (See note 1)

- 6. Documentary evidence establishing the authority of a person signing this proxy form on behalf of the Life Right Holder in a representative capacity (e.g. power of attorney or Letters of Curatorship) must be attached to this proxy form.
- 7. Any proxy appointed to attend, participate and vote on behalf of a Life Right Holder at the AGM must be able to present reasonably satisfactory identification at the meeting for such proxy to attend, participate and vote at the meeting. A green bar-coded identity document or a smart identification card, a certified copy of the ID, issued by the South African Department of Home Affairs, or a valid passport for foreign nationals will be acceptable forms of identification.
- 8. The completion and lodging of this proxy form shall not preclude the relevant Life Right Holder(s) from attending the AGM and speaking in person thereat to the exclusion of any proxy appointed in terms hereof, should such Life Right Holder(s) wish to do so.
- 9. The chairperson of the AGM may, in its sole discretion, reject or accept any proxy form which is completed other than in accordance with these instructions.

EVERGREEN BERGVLIET

("the Village")

NOMINATION FORM FOR ELECTION TO THE RESCOM			
I/We, the undersigned, being the holder(s) of a Life Right ir (" Proposer "), hereby nominate:	n Unit in the Village		
NAME:	,		
a Life Right Holder of the Village, to be appointed as a Resomay (if necessary) be voted on by Life Right Holders at the AGM of	com member, which appointment		
NAME OF PROPOSER	<u> </u>		
SIGNATURE OF PROPOSER	DATE:		
CONSENT BY NOMINEE			
I, the undersigned, (print name)("the Nominee")			
hereby accept the nomination to be appointed as Rescom membe	r of the Village.		
SIGNATURE OF NOMINEE	DATE:		
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KINDLY NOTE: To be valid the completed Nomination Form together with the brief CV of the nominee must be hand-delivered to the Village Managers' offices, alternatively emailed to liesli@evergreenlifestyle.co.za, by no later than **16h00** on **Tuesday 07 June 2022**



EVERGREEN BERGVLIET LIFESTYLE VILLAGE ("THE VILLAGE")

MINUTES OF THE ANNUAL GENERAL MEETING OF THE VILLAGE HELD ON 12 MAY 2021

PRESENT: J Misplon (Rescom Chairperson)

G Reed (Chairperson)
D Pienaar (Financial Director)
C Dempers (Village Manager)
N Mazibuko (Office Manager)

Residents (As per signed attendance register)

1. WELCOME AND INTRODUCTION

The Chairperson welcomed all present, confirmed that the required quorum was present and that the meeting was therefore, duly constituted. He also requested all present to adhere to COVID- 19 safety protocols, social distancing and sanitising.

The Chairperson asked everyone to observe a moment's silence for the residents that had passed on during the last twelve months.

He thanked all the residents and staff for their patience, support and kindness during the COVID- 19 pandemic and acknowledged the impact of the pandemic on both residents and staff.

2. CONFIRMATION OF NOTICE

The notice convening the meeting as well as the annual report by the Chairperson of the Residents' Committee ("Rescom") and Village Management, as circulated to residents, were taken as read: Proposed by H Poelmann and seconded by P Fordyce.

3. ATTENDANCE AND APOLOGIES

The attendance register was circulated and signed. Apologies received for absence from residents were noted (refer to Annexure A for details).

The Chairperson noted that the following proxies had been received:

- Mike & Jenni Uys
- Jill Dower
- Cedric Reid
- Karen Visser
- Laubscher Walters
- John Coetzee
- Jeffrey Hawthorne
- Merle Trimingham



4. ACCEPTANCE OF PREVIOUS ANNUAL GENERAL MEETING MINUTES

The minutes of the annual general meeting held on 01 August 2019 were taken as read and except for an amendment to Answer Number 1 in respect of the Annual Financial Report for the 2019/2020 financial year, were accepted as a correct record.

Answer Number 1 to the Annual Financial Report recorded the following ..." A Kajee confirmed that he is happy to go through the levy calculation with J Bester and/or the residents. A Kajee confirmed that Evergreen Property Investments ("EPI") would settle the shortfall of levies until the village is fully developed and able to break even". Mr Levine pointed out that EPI had agreed previously to always be responsible for any levy shortfall in the village and accordingly Answer 1 of the minutes should read as follows ..." A Kajee confirmed that he is happy to go through the levy calculation with J Bester and/or the residents. A Kajee confirmed that Evergreen Property Investments ("EPI") would settle the shortfall in levies".

Proposed by D Orton and seconded by T Weber.

5. ANNUAL REPORT BY THE CHAIRPERSON OF RESCOM

The annual report by the Chairperson of Rescom had been circulated together with the notice of the annual general meeting and was taken as read.

6. EVERGREEN BERGVLIET VILLAGE MANAGEMENT REPORT

The annual report by the Evergreen Bergvliet Village Manager had been circulated together with the notice of the annual general meeting and was taken as read.

7. ANNUAL FINANCIAL REPORT FOR THE 2021/2022 FINANCIAL YEAR

The meeting noted the annual financial report for the 2021/2022 financial year, as circulated together with the notice of the annual general meeting. The financial report was taken as read and the following matters arising from the report were addressed:

7.1 Budget & Summary

D. Pienaar summarised the financial results as follows:

- the new apartments impacted on the levies as there had been a 13% increase in levy revenue, increasing income from R7,2 million to R8.1 million, while there had been an average levy increase of 6.5% for existing residents;
- expenditure had decreased due to the pandemic, compared to previous years, as services and maintenance had been suspended for some months, which resulted in a budget surplus; and
- in preparing the new budget a levy increase of 6% had been introduced in September 2021 and provision had been made to "catch-up" on expenditure to ensure that the villages were kept in a pristine condition. The budget reflected a loss of R190 000.



7.2 Questions

The chairperson read out the following questions from residents, noting that these would be addressed in categories:

7.2.1 Question 1 from H Poelmann – Capping Levies

Mr Poelmann noted that the actual financial results for the year ended February 2020 showed a surplus of R259531 and the actual financial results for the year ended February 2021 showed a surplus of R1243025, resulting in a cumulative surplus of R1502556. He pointed out that at the previous AGM the then financial director, He added that given the substantial projected increases in the operational expenses for 2022 (25%), probably due to unusual circumstances during 2020/21, these expense increments (before extra-ordinary items) would in the following year probably move up more in line with CPI ("let's say 7%") and would thus amount to R8.320.000 which was still some R280000 below the budgeted levy income for 2022. Mr Poelmann then asked, whether a capping of the levies could be expected if the financial results were positive

Answer 1: D Pienaar responded that the sentiment of the description is correct and that it had always been the intention to stabilise levies and keep them as low as possible. He stated that capping is a strong word that implied no increases and Evergreen needed to strive to reach a point where the village expenditure levelled off. Inflation had to be taken into account and annual levy increases had to take inflation into account. However, Evergreen is working on trying to reduce levies and cap them at a certain age and realistically residents can expect levies to increase but at a lower level.

7.2.2. Question 2 from H Poelmann – Gross Levies

Mr Poelmann noted that there were still some residents who fell under the arrangement whereby rates and taxes were included in their levies. He asked whether such levies were included in the accounts as gross levies, i.e., inclusive of R&T or exclusive, thus split away from the levy and accounted for separately elsewhere.

<u>Answer 2</u>: D Pienaar responded that these particular levy agreements and levy structures were recorded under the gross levy income line and not netted off against the rates and taxes.

7.2.3 Question 3 from C Levine – Levy Income

Mr Levine stated that, notwithstanding the fact that, as per the budget, the levies should be more-or-less the same rand amount each month until the annual levy increase took effect, the levy income in the management accounts fluctuated greatly each month. He appreciated that in October 2020 Evergreen had rectified its own shortfall in the payment of its own levies for the units it owned or subsidised by crediting the levies account with an amount of R450,000 in the October 2020 management accounts, but even so the levies still continued to fluctuate between October 2020 and February 2021. In terms of transparency and as part of the Evergreen Partnership for Life commitment, he wished to know why Evergreen Management would not provide a qualified resident the opportunity to review the levy differences in order to:

- (i) understand the manner in which levies were calculated; and
- (ii) satisfy themselves that all levies were correctly accounted for.

Answer 3: D Pienaar noted that Evergreen had just completed its annual audit and had received an unqualified audit opinion for the previous financial year and no adjustments were required for Evergreen Lifestyle Villages. Furthermore, no management points had been raised. He stated that he was confident that the year-to-date levy calculation was correct. Pienaar acknowledged



that, although the monthly management accounts were not always updated in a specific month, the year-to-date figures were correct. He undertook to ensure that these would be correct in the current financial year. This could be addressed by Rescom in the Finance sub-committee.

7.2.4. Question 4 from C Levine – Common Area Contributions

Mr Levine enquired as to the common area contributions by Evergreen to rates and taxes and water/sewerage and electricity for unoccupied units and whether they were paid on the same basis as occupied units.

<u>Answer 4:</u> D Pienaar confirmed that Evergreen Property Investments (EPI) paid a levy for all unsold and vacant units and contributed to common area amounts such as rates, taxes, water, and utilities.

After a lengthy discussion, it was agreed that this matter be taken up and resolved with the finance sub-committee.

7.2.5. Question 5 from B Dalton -Use of Levies

Mr Dalton queried the use of residents' levies for Developer's expenses at the newly- developed apartments (i.e. Evergreen's expenses paid from levies). He pointed to an overrun amount of R11,000 spent in October 2020 to erect external wash lines and paving at the apartments' braai area. He enquired why this was not a cost for Evergreen itself.

<u>Answer 5:</u> The chairperson responded that, as a standard in all apartment blocks across the entire Evergreen portfolio, no washing lines had been erected, residents were expected to make use of the washing rack facilities within their homes. He reiterated that the lack of washing lines was not the developer's "oversight". He confirmed that the washing lines at Bergvliet had been erected at the residents' request, and this was unique to Evergreen Bergvliet.

7.2.6. Question 6 from A Baxter – Title Deeds

Mr Baxter asked whether residents could please receive from the attorneys of Evergreen Lifestyle Village confirmation of the following: (i) the title deeds to each of the 78 units and the 22 apartments sold to the life right holders; and (ii) the title deeds relating to all the common areas, endorsed by the deeds office.

<u>Answer 6:</u> The chairperson noted that he would be happy to provide Mr Baxter with a copy of his own title deed, but he would not share the title deeds of other residents with him. The Chairman further advised that he will refer the request to the Evergreen's external lawyers for them to provide the respective confirmations.

7.2.7. Question 7 from A Baxter – Budget Surplus

Mr Baxter requested that residents be assured that the R1.2 million surplus from 2021 would be set off against the 2022 levies. He stated that there had been rumours that Evergreen Lifestyle Villages wanted to keep the surplus for themselves as an "afterthought" to certain past expenses.

Answer 7: D Pienaar noted that despite the surplus, the village had an accumulated loss of R4.5 million to date. He added that the company had to take into consideration past losses and the impact these losses had had on the business. He confirmed that the Evergreen definitive answer was that the surplus in the levies would not be credited against the following year's levies, but that the surplus would definitely be taken into consideration when determining whether a lower annual percentage increase in levies in September be considered. He further commented that



ELV had to look at the sustainability of the business in the long term, opposed to a once off short term benefit.

Mr Baxter stressed that although ELV had made a profit the residents would appreciate more consideration, as between them they had purchased around 100 homes in the village and invested around R4million rand each - close to half a billion rand - in the business.

7.2.8. Question 8 from H Poelmann - Surpluses

Mr Poelmann asked what management intended to do with the surpluses. He noted that he had been on the committee for eight years and that at past AGMs residents had been assured that future surplus would not be used for profit.

Mr Walker commented that residents had been assured that the losses incurred in previous years that were deducted, were not the residents' fault, but were due to "sub-standard"

Occupation in the village. Furthermore, he felt there was no justification for ELV to set off the recent profits against previous losses. If Mr Pienaar was not aware of it prior to the meeting, then he was being made aware of it now. Mr Walker asked whether Evergreen Bergvliet had their own bank account and, if so, would the surplus funds be held there or in a "general pot".

<u>Answer 8:</u> The chairperson responded that he had unfortunately not attended the previous AGMs and thus could not answer the above question, but undertook to scrutinise the minutes of past AGMs to confirm Mr Poelmann's point.

7.2.9. Question 9 from C Levine

Mr Levine noted that levies were calculated on an annual basis, taking into account what ELV had provided to the village and residents during that year. He noted that in the last seven months during COVID-19, there had been no gardening or catering services and there had also been a reduction in security staff, yet the residents had been charged the usual levies. The total rand saving made by ELV amounted to a surplus of R1, 2 million in the 2021 financial year. He also queried the justification for new residents paying for past losses. He suggested that ELV should reconsider their options as several residents lived on a fixed income and interest rates had decreased substantially. He asked whether Mr Pienaar would like to reconsider and revisit the R1.2 million surplus or perhaps call on residents to vote on the issue. He further commented that there were two conflicting stories about the R1.2 million surplus, namely: (i). R550,000 had been spent on COVID-19, and (ii) the money had been set off against past losses.

Mr Levine claimed that services had been paid for, but they had not been provided. The money had been saved and the service providers had not been paid. He felt the blanket R550000 spent by the village on COVID-19 related expenses seemed excessive and thus profits and losses needed further review.

Mr Levine further asked for clarity as to whether or not Evergreen would reconsider their position on the surplus.

Answer 9: D Pienaar replied that not every single cost was allocated to the village and that the head office absorbed a lot of the costs. D Pienaar responded that ELV's preference would not be to balance every single expense because all the costs would then be allocated to the village. GR then responded to Mr Levine that there are routes and avenues to follow and that should residents wish to follow these routes and avenues it would be their choice. He further mentioned that CSOS is a route that residents may follow if they feel that the village management has been



unjust. +

Comment by Mr Fuller - Accrued loss

Mr Fuller noted that the accrued loss of R4.8 million was not disclosed in the life right agreements. There was a 2½ page disclosure annexure in the life right agreement, which was a defect in the agreement, making it impossible for residents to take any course of action. The losses were not disclosed in the agreement and he did not believe that residents who had signed the agreements were bound to compensate ELV for the losses.

The chairman informed Mr. Fuller that all the disclosures listed in the Life Right Agreement is exactly as per the requirements of Retired Persons act and that nothing further is required.

7.2.10 Question 10 from Mr Fuller - Arbitration

Mr. Fuller asked the Chairperson to confirm that it would be a waste of time to go to arbitration or to the ombudsman to resolve the issue of the R1.2 million surplus.

Answer 10: The chairperson explained that this was not the case. He further advised Mr Fuller that Mr Levine and other residents had been meeting with ELV over the last few months, negotiating and talking about the surplus matter. He advised that a decision would not be taken lightly and that Evergreen was committed to reviewing expenses and levies in September.

Comment by Mr Dalton – Levy Increase

Mr Dalton asked whether residents could have a commitment from management that any anticipated increase in levies would be discussed with the finance sub-committee. The chairperson responded that he was happy to discuss it but could not confirm that anything would change.

7.2.11 Question 11 from C Levine – Healthcare Budget

Mr Levine noted that not only had the budget for healthcare increased by 47% over the previous year (from R650,884 to R953,760), but residents had recently received a letter from Evergreen advising that the healthcare cost would increase by a further 15% as Evergreen Healthcare now had to register for VAT. With this VAT amount of an extra R143,000 for the year, it meant that the healthcare budget had increased by a "whopping" 69% (and not 47%) over the previous year's costs.

He claimed that the VAT charge should not have come as a surprise to Evergreen management and noted that the extra amount for VAT had not been included in the recent budget. He further queried whether, in light of these massive overall cash flow increases by Evergreen Healthcare to the village residents, versus the previous offering by Unique Healthcare, the move to Evergreen Healthcare was still justified or should the village be looking for more competitive externally-sourced solutions.

Finally, he questioned, if all that was being charged by Evergreen Healthcare to the village was the reimbursement of nursing staff salaries and not a healthcare service per se, then should VAT of 15% still be charged for what was in effect only a reimbursement for salaries and wages of seconded employees.

Mr Poelmann asked for greater clarification on the cost of Evergreen Healthcare, stating that an increase of 47% begged for more detailed information and stated that, as far as he knew, staffing had not changed over the past two years.



Answer 11: The chairperson confirmed that it was the intention of Evergreen Health (EH) to keep prices as low as possible and that monthly healthcare costs won't go up from here. The correspondence sent out to residents in April 2021 stated that EH looked at absorbing some of the increases and only to increase prices overall by 10%; EH had absorbed the 5% to limit the costs that were passed on. The monthly amount would not increase and only people who sought treatment in the village, would be affected. He added that in 2019 ELV had decided to in-source health care from a third-party supplier, Unique Health, to provide better service, staff and management control. The EH management fee covered salaries of the permanent clinic employees as an overhead and

The service fees including, for example, blood pressure tests, plasters, wound care and the provision of carers, were charged out to residents and recovered.

D Pienaar acknowledged that VAT of 15% should not be levied on healthcare monthly charges, as these charges were indeed a recovery of salaries and wages. The VAT charged in the March 2021 management accounts would be reversed and no VAT would in future be charged in the monthly management accounts.

Mrs Bondsmith commented on the lack of a Practice Number which was required to claim from medical aid and asked how this would be resolved.

The chairperson replied that in 2016, SANCA had ceased issuing new Practice Numbers and this could only happen if Evergreen Health purchased a going concern that owned one. All options were being investigated and it was possible to make use of third-party practice number at a price/ service fee or to use a registered nurse's practice number. Evergreen Health will consider each of these options on a case-to-case basis.

7.2.12 Question 12 from M Burchell – Gates Closed/Perimeter Cameras

Mr Burchell's queries related to the perimeter cameras and the time the gates were locked at night. He felt 8pm was a bit too early and suggested that 9pm might be better.

Answer 12: C Dempers replied that a circular had been sent out to residents with the guardhouse cell phone number, informing them that should they go out in the evening, they should call the guardhouse to open up for them when they return to the village. She added that these times were not set in concrete and could be changed. She confirmed that there were cameras in Firgrove and Stark Roads. The M3 cameras would be part of the upgrade and implemented with new developments.

7.2.13. Question 13 from C Noble – Gym Equipment

Mr Noble mentioned that for the past six months residents had been promised new gym equipment and that the existing equipment would be made fully functional. Nothing had happened. He asked whether a definite timeline for the installation of the new equipment could be provided.

<u>Answer 13:</u> The chairperson explained that ELV were contracted to Technogym across all the Evergreen Villages and that Technogym also supplied equipment to Virgin Active, etc. Due to COVID-19 last year the delivery of the equipment had been delayed. Evergreen had signed a new agreement with Technogym and the gym equipment was expected to arrive in South Africa in the next 12 - 16 weeks.



7.2.14 Question 14 from H Poelmann – Costs of Gym Replacement

Mr Poelmann wanted to know whether the replacement of gym equipment was justified in relation to its use.

Answer 14: C Dempers pointed out that the facility of a gym had always been part of the Evergreen Lifestyle offering and was enjoyed by several residents.

Mr Baxter asked how many residents currently made use of the gym and was told that seven residents used the gym. It was noted that, if the equipment was upgraded, there may be a better uptake and that many more residents might use the gym.

A further question related to the supervision of residents using the gym. C Dempers explained that upon arrival at the village, residents were given a welcome pack, which included an indemnity form which they had to sign, acknowledge that the use of the gym was at their own risk. She also confirmed that Technogym had a programme and trainers available to residents. Finally, Mrs Hovstad noted that the temperature of the pool fluctuated and requested that the pool area be "spruced up". It was agreed that this would be looked into.

7.2.15 Question 15 from D Walker - Clubhouse Extensions

Mr Walker pointed out that at a Mancom meeting held on 7 April 2016, Amdec management had submitted a concept for extensions to the existing clubhouse and that nothing further had materialised on this matter. He claimed that the facilities at the village were insufficient to cater for more than 140 residents and pointed out that prior to the construction of the new apartments, accommodation in the dining room / lounge during popular functions was already cramped and unpleasant and this situation had worsened. In a perverse way, they said, the Covid pandemic had diverted attention away from the inadequate facilities, initially because of the cancellation of functions and, more recently, the resumption of functions on a limited numbers basis, resulting in some people not being able to attend functions. He asked when the promised clubhouse extensions would take place.

<u>Answer 15:</u> The chairperson advised that there were plans for a new clubhouse. These included breaking down the current clubhouse, however some residents did not want construction to be done in the middle of the village. He advised residents that Rescom chairperson, J. Misplon had written a letter to the Evergreen Management regarding the clubhouse and discussions would begin in due course and the process would be accelerated.

Mrs Misplon mentioned that two years ago a survey had been taken and 90% of the residents wanted only an extension of the existing clubhouse.

7.2.16 Question 16 from E Diana-Olario – Cellphone Tower/Improve Signal

Mrs Diana-Olario pointed out that the issue of the cell phone signal had been an ongoing concern for as long as the Village had been in existence. She stressed that a definitive answer as to what could or was being done to improve the situation was urgently needed. She mentioned that at the time of discussions on building the apartments a device on the new building had been mooted, but with no results.

<u>Answer 16:</u> The chairperson mentioned that the installation of a cell phone mast at Evergreen Muizenberg had recently been concluded with Warren Patterson Planning (WPP), a telecom tower infrastructure company that enables mobile operators to enhance coverage. This company had done an inspection at Bergvliet village to view possible locations for a mast



installation on top of the apartments. He was very confident that a solution would be forthcoming shortly. It was not an issue caused by Evergreen and once a drawing and a plan had been completed, this would be submitted to and approved by the council and the mast would then be erected. He estimated the timeline at 3-4 months.

7.2.17 Question 17 from C Levine – Water and Sewerage Account:

Mr Levine noted that in February 2021 the village had received an account from the City of Cape Town for backdated use of water and sewerage for the apartments from September 2019. The description provided by Evergreen was that this matter was "under investigation as it was a completely different water meter". He asked that residents please be advised: (i)

what the rand amount under investigation was; and (ii) what the investigation had revealed; and (iii) what further action was being taken by Evergreen.

Answer 17: D Pienaar stated that his best attempt at an estimate was R300,000. He added that ELV had submitted an objection to council and was awaiting a response. He said Evergreen had employed a consultant to communicate with council and he undertook to provide feedback to Mancom.

7.2.18 Question 18 from D Walker – Life Right Agreements

Mr Walker mentioned that at a meeting of residents held on 1 August 2019, a suggestion had been made by Mr Honneysett that an audit of LRA's be conducted to determine any inconsistencies and/or conflicts in the various series of LRAs. At a recent one-on-one meeting with Garry Reed, they had been led to understand that an audit of Life Right Agreements had been conducted. He wanted to know the outcome of this audit.

Answer 18: The chairperson explained that there were various different versions of the LRA in the village; they were not materially different, but included one or two slight changes in the wording. A similar audit had been conducted across all the Evergreen villages and it was found that there were numerous life right agreements, as the business had evolved and expanded over the years. In the newer villages, like Noordhoek, there was only one version of the life right agreement.

7.2.19 Question 19 from D Walker – Constitution/House Rules

Mr Walker responded that the original LRA could stipulate different rights for residents and could result in conflicts. He mentioned that this would lead to the real question of the constitution and asked when residents would receive the constitution and when would the house rules be resolved.

<u>Answer 19:</u> The chairperson advised the outcome of the audit was that, in Bergvliet, there were 27 original, first occupants, LRAs out of the 100 LRAs.

He confirmed that Mr MacDonald had been working with ELV on the house rules. The current house rules had been registered with CSOS. The current house rules were available on request. Annexure A of the House Rules was the part that was currently being negotiated as this was more specific to the Bergyliet Village.

7.2.19 Question 19 from D Walker – Auditors' Report

Mr Walker stated that he had heard, from reputable sources, that members of Evergreen management sometimes explained that delays in attending to matters such as clubhouse extensions, poor cell phone reception and modifications to the main entrance were caused by



cash flow shortages or that they were too expensive. He asked whether Evergreen Management would confirm that the auditors' report on the Evergreen Holding Company was unqualified, particularly with reference to the "going concern" concept.

Mr Walker further mentioned that, according to the financial statements and looking at PSG financial statements, the value of investments was R234million, and they mention that the group had indicated that it was difficult to sell houses.

<u>Answer 19:</u> D Pienaar repeated his earlier comment and noted that Evergreen had just completed its annual audit and had received an unqualified audit opinion for the previous financial year and no adjustments were required for Evergreen Lifestyle Villages. He also reiterated that no management points had been raised.

The chairperson commented that it may have been that the reason that management may have delayed was due to other items being a priority, rather than an expense or cash flow issue. He clarified that it was not the life rights sales within ELV that was difficult to sell, but that the sale of prospective buyers were struggling to sell their primary residences in a pandemic market where the house sales were slow in a difficult economy.

7.2.20 Question 20 from T Wolf – Alarm, Occupation and Telecare

Mr Wolf claimed that whenever there was a function in the clubhouse, the kitchen alarm went off in the kitchen due to the lack of an extraction fan.

He further asked whose responsibility it was to check the houses before a resident moved in as he had found a hole in the roof when he moved in.

Lastly, Mr Wolf enquired as to the policy regarding the Telecare (emergency button) checks and who was responsible and how often they were carried out.

<u>Answer 20</u>: The chairperson responded that the refurbishment team worked on homes to prepare for the new owner and, together with the snagging team, ensured that houses were ready for handover.

Mr Baxter suggested that before a resident took occupation of a unit, a compliance certificate should be issued.

The chairperson responded that it was the management team's responsibility to check the Telecare. He noted that there were a myriad suppliers of emergency response technologies and that Telecare had been with Evergreen from the start and suitable options, alternatives or upgrades were being considered.

7.2.21 Question 21 from B Marquis - Snag List

Mr Marquis enquired as to when the snag list items in Phase 4 were going to be attended to, such as damp walls and falling cornices off ceiling joints.

Answer 21: S Ferreira advised that it had been delayed owing to COVID-19, had now been given to the engineers and architects, who had started at the village on 12 May 2021, completing snag lists for houses and apartments.

8. <u>ELECTION OF RESCOM MEMBERS</u>

The Chairperson confirmed that, as per the Evergreen Lifestyle Village House Rules, the



Residents' Committee (Rescom) would consist of 6 committee members.

The following 6 (six) nominees received the most votes and were elected by the life right holders as the Rescom Members:

- Rene Esson
- Brian Dalton
- Jean van Rhyn
- David Walker
- John Bester
- Joan Misplon

The chairperson and vice-chairperson would be elected at the next Rescom meeting.

9. **GENERAL**

In closing, Joan Misplon thanked all residents for their attendance and support.	With no further
matters being raised, the Chairperson declared the meeting closed.	

Signed and confirmed at the meeting held at	On
CHAIRPERSON	



ANNEXURE A

EVERGREEN BERGVLIET LIFESTYLE VILLAGE ("THE VILLAGE")

APOLOGIES NOTED AT THE ANNUAL GENERAL MEETING OF THE VILLAGE HELD ON 12 MAY 2021

- 1. Paddy Oberhofer
- 2. David & Inez Gretton
- 3. Ronnie van Reenen
- 4. Mike & Jennie Uys
- 5. Jill Dower
- 6. Lyn Law
- 7. Cedric Reid
- 8. Karen Visser
- 9. Anne Lawton
- 10. Roger Scheibe
- 11. Jill Newton
- 12. John Coetzee
- 13. Trevor & Heather Honneysett
- 14. Merle Trimingham

ANNUAL REPORT BY THE CHAIRPERSON OF THE RESCOM FOR 2021/2022

INTRODUCTION:

It gives me pleasure to report to the Residents of Evergreen Village, Bergvliet, regarding the happenings over the past 2021/22 since our last Annual General Meeting held 12th May 2021.

Fortunately we have been able to quietly get back to an even keel regarding holding Mancom and Rescom meetings and these have been held at regular bi-monthly intervals. We were also able to hold 3 residents meetings -2 towards the end of 2021 and one in April of 2022. The delay in 2021 was due to the fact that certain restrictions were still in place as to attendance figures at gatherings. Mid 2021 was also a very much "catch up" period. Sadly the first and second quarter of 2021 did not come up to expectations in regard to fulfilling contractual promises to residents. This has resulted in constant frustration both from Residents and that of Management

FINANCIAL:

A Finance Sub Committee was formed during 2021 enabling in depth financial communication with Management relating to aspects such as levies, rates, Income and Expenditure and other items that are incorporated into the budget etc. The three central figures, namely Colin Levine, David Walker and John Bester did an amazing job in making sure we, the villagers, were being treated fairly in all financial directions. I particularly wish to thank them for their time and effort. John's Financial Report is attached as a separate addendum.

BUILDING DEVELOPMENTS:

Houses (Phase 4) and The Apartments are now so much a part of the Village and it feels that they were always Evergreen Bergvliet. They grew and moulded themselves admirably.

The re-Zoning application caused some worries and angst amongst residents – however after much communication between Management and Rescom majority of fears regarding residents Rights were well communicated by Cobus Bedeker.

Unfortunately I have not gained any ground with regards to certain projects we were hoping to get finalised, or at least some starting date and those are:- upgrading of vibracrete walling along Firgrove: Improvement/Replacement of Fence on M3: Widening Entrance/Access. Reasons given by Management is the Extension to the Lifestyle Centre which will take priority. I was hoping to have a further meeting with Management prior to the AGM but I fear will not take place due to time constraints on Management side. I do, however, believe that the extension to the Lifestyle Centre will take place towards the end of 2022 early 2023. Hopefully that is with good communication between Management, Rescom and Villagers.

I do have concerns at the slowness of response regarding repairs to snags etc. and can fully understand the frustrations felt by the respective residents. I sincerely believe that Village Management is now seriously on track to start rectifying the slowness to react. I wish to add in here that it is not always the case – there are various parties involved and it just takes one to not fulfil their part.

OPERATIONAL MATTERS:

Fibre all seems to be working despite a few glitches here and there. It was noted that at load shedding there was nil connection with office management. Emergency contact numbers have now been issued to residents for Management Team, Health and Security.

Security is maintaining good vigilance and nothing unforeseen has been reported during the past year. We appreciate management's continued upgrades in this area.

Cell phone improvement is still ongoing – various cell masts positioning options have been suggested - nothing of significance yet. Alan Baxter has been very dedicated and gone to extreme lengths to see what direction Management can take – he has been in good communication with Garry Reed. Also assisted those residents who needed help in obtaining better reception. Appreciation and thanks Alan.

Fire Drills need to be done on a regular basis – I believe this to be a very important safety aspect for the general village area and the Apartments. I would like Management to focus on further fire drill implementation.

Health: Prices are still being questioned by residents – however health care management's response to queries are prompt and in most cases are resolved amicably. The Muizenberg Sub-Acute Facility is a good addition to Evergreen Health and I hope these facilities will be taken up by residents if and when needed.

IN CONCLUSION:

What a couple of years we have had i.e. since 2020 and it has not been easy for any of us, let alone Village management having to try and carry on as normal as possible. Fortunately the ship has steadied now and let's hope to have a good state of progress and good maintenance going forward.

It will surely be better than what we have had to experience be it frustration, angst and fears that we have had to face.

It has been a very difficult time for the Events and Entertainment Committee with having to cancel so many times along the way but now they up and running and entertaining us royally once again. My thanks to you all for your dedication and hard work and I have to mention here the wonderful spreads you put on for the residents. Very well done ladies.

Bronwyn, Shawn, Nomfundu and Melvinita – I have so enjoyed working and communicating with you all. It can be difficult at times but you always come through with understanding and smiling faces.

Chantelle and WPC – you do sterling work under difficult working conditions. Thank you for some great meals.

My thanks to the Utility team who are always there when you need a helping hand even though short staffed at times.

I recognise the clinic for its dedicated staff – the reports from individual residents have been most encouraging. Carry on the good work.

My thanks to Garry Reed for his listening and giving me the attention and understanding at difficult times. Have always respected the honesty between us.

Last, but not at all least, to my committee – thank you for your commitment and hard work behind the scenes, something I have always appreciated. I am sure the incoming Rescom will go from strength to strength.

This is my final report as Chairman – I will not be making myself available for re-election. I have been on an amazing journey during my 9 years on various committees and to have culminated as your Chairman for the past 4 years has been an honour and your faith in me is humbly appreciated.

THANK YOU TO YOU ALL

With love and Light,

JOAN MISPLON



EVERGREEN BERGVLIET

("the Village")

VILLAGE MANAGER'S REPORT FOR 2021/2022

1. INTRODUCTION

Evergreen Lifestyle Village considered it a top priority to ensure the well-being of our residents and staff as many lives were impacted and disrupted by the Coronavirus (COVID-19) pandemic globally over two years ago.

South Africa has been dominated by the Covid-19 pandemic since March 2020. Over the past two years, President Ramaphosa announced a "risk adjusted" approach to a phased reopening of the economy and we moved from total lockdown to Level 4, then Level 3 through to Level 2 and finally to Level 1, with more freedom being allowed each time. Eventually, in March this year, the national state of disaster was lifted. We have started to settle into our new "business unusual" way of life, reintroducing social activities and opening our village to visitors.

Even now the WHO's emergency committee on Covid-19 has affirmed that the virus remains a major public health danger and insisted that countries cannot afford to drop their guard, as the pandemic is far from being at an end. The committee unanimously agreed that the Covid-19 pandemic still constitutes an extraordinary event, that continues to affect the health of populations around the world adversely and poses an ongoing risk of spreading internationally.

There are proposed draft regulations in place as part of the transition from the now-cancelled national state of disaster, which was declared two years ago when Covid-19 started taking hold in South Africa. Under the draft regulations, wearing a face mask will remain compulsory when indoors or when using public transport, among other restrictions.

I wish to express my sincere gratitude and appreciation to all Evergreen staff for the sterling work being done to look after the welfare, health and security of all our residents over this year.

2. VILLAGE DEVELOPMENT

Our "heritage village" is built on an old homestead property. Over the past years the Bergvliet Village has grown substantially. Having started out with 65 houses in Phases 1 to 3, we now boast 100 homes in our flagship development: Phase 4, which opened in 2018, added 13 new houses with modern finishes and Phase 5 completed the development with 22 luxury Apartments, launched in 2019.

There are 151 residents living in the village presently and our demographic is made up of 54 couples and 46 single residents, with an average age of 79.

Our village is a very popular, sought-after development. We currently have one unit in the village that have just been put onto the market. The Apartments sold rapidly and they are now fully occupied.

It is with great sadness that we remember the passing of Sheila Kirkwood, Ursula Keanly, Derek Bond-Smith, Herman Poelmann and more recently Michele Wilse-Samson.

We also said a fond goodbye to Rona Siegfried, Trevor Earl and Geoff Nixon.

We would like to extend a very warm welcome from our village community to the following new residents who have moved in since the last Annual General Meeting: Helena Mitchell (House 11); Chris & Jillian Hinde (House 15); Judith Walsh (House 23); Kevin & Sally Hojem (House 33), Penny Marek (Apt 09); Tony & Sandra Farr (Apt 107); Richard Eastwick (Apt 110); Hans & Hannelen Hammel (Apt 111).

3. SECURITY

Our service provider remains Grinnell Security. The on-site supervisor, Kevin van der Vent, manages two dayshift guards and three nightshift guards, seven days per week.

We take security very seriously and wish to remind our residents that, although we live in a secure environment, it is still their responsibility to ensure the safety of their personal belongings by locking their valuables away and closing their windows and locking doors when they are not at home and that they have secured themselves in their units by following simple safety and security guidelines.

4. EVERGREEN HEALTH

The Evergreen philosophy is to keep our residents as independent as possible and Evergreen Health, launched last year, has proved to be a real comfort with their care offering for "aging-in-place".

Bergvliet's health clinic has been managed by Staff Nurse Zuko Mkalipi for the past few years. He has left the company and we would like to wish him well with his future endeavours. Staff Nurse Lorraine Powell is currently with us and is assisted by her team of Enrolled Nursing Assistants – Zandi Mbombo, Gisela Hurling and Pheliswa Dani. The village also runs the team of carers employed to offer 24-hour in-home care to residents – this division is growing as more residents need 24/7 services or a few hours each day.

Should any medical emergency occur, residents must please remember to press the red button (triangle) on the Telecare station? A trained care specialist will respond to the call in less than 60 seconds and they will immediately set in motion any emergency services required. They will also call SN Lorraine Powell and the Village Manager to assist in the emergency. The blue button is a morning

call service, which allows Telecare to check on residents' well-being without disturbing their privacy. The yellow button allows you to speak directly to the clinic and nurse on duty, if medical assistance is required. This system is audited on a monthly basis.

Healthcare is one of the pillars of the Evergreen Lifestyle Villages. We constantly review the healthcare services in the village to ensure they remain relevant, of high quality and are cost effective in relation to the needs of and utilisation by residents.

5. CATERING

Western Province Catering (WPC) has risen to the challenge of providing excellent daily meals as well as meals for the social events at the Village. We returned to our social calendar with the easing of the lockdown regulations and welcome these events back into the village.

The Wednesday evening social dinners have always been well supported by our residents and are a great success. It is pleasing to note that the number of residents attending these weekly dinners have increased. The popular theme evenings are a lot of fun and the menus are always interesting. It has been a pleasure to work with them. They are very accommodating, ensuring that our residents are happy and well fed.

6. SOCIAL EVENTS

Our Catering, Events and Entertainment (CE&E) sub-committee work tirelessly to ensure that our residents enjoy a wide range of events, social activities and entertainment options.

Our monthly activities include a popular Saturday night movie; quiz and bingo evenings; a pub night; breakfast speakers; social dinners and theme evenings. Our residents are also involved in a book club, boule, scrabble, canasta and a bridge group and we have a regular art group that meets each week as well as a knitting/sewing group who meet each month.

I would like to say a big thank you to the Committee and their support group who help organise the most enjoyable events, functions and outings and to all the other residents who run clubs and who attend and support our many events. They all contribute to making this a festive village and a vibrant community.

7. GARDENS/LANDSCAPING

The garden maintenance service, provided by Whitecliffs Landscaping, supplies dedicated gardeners who take care of our common village gardens. We have endeavoured to maintain a high standard in our gardens whilst keeping to our mandate of growing and nurturing indigenous plant life. With the return of their service, it is our intention to recapture the verdant indigenous gardens again.

We have experienced good rains in comparison to last year. We have tied the village irrigation system into residents' gardens as part of a village project and trust that the gardens are watered and are beautiful all year around.

We are considering the option of the installation of a second borehole in Phase 4 and will keep residents updated.

We have again approached the Recreation & Parks Department to trim or fell the Gum trees and Norfolk Pine trees on Firgrove Road and will pursue this initiative relentlessly as we believe that these trees are a danger to residents and property.

8. HEALTH & SAFETY

A company called EcoSafety has been engaged to perform an independent survey of Health and Safety in the village. We constantly strive to be compliant and do monthly checks and reports to ensure we provide a safe environment for residents, staff and visitors.

All fire extinguishers, fire panel and equipment have undergone their annual service to ensure compliance.

9. MAINTENANCE & RENOVATIONS

We continue to deal with the day-to-day maintenance issues as and when they arise.

Our maintenance division who consists of Roshaan Solomons (Maintenance Technician) and Angeline Roman (Maintenance Handyman) are our reliable stalwarts in the village. Their wide DIY knowledge and Electrical background continues to bring excellent work and commitment to our residents.

We request that all residents please complete a maintenance form so that the particular job can be logged with our maintenance department. It will then be allocated to them or to an outside contractor for attention, whichever is required.

10. COMMUNICATION

We continue to provide regular and prompt communication with residents.

We currently send out our more informal weekly "What's Happening" e-mails and mail posters advising residents of forthcoming events.

WhatsApp has become a more direct means of communication to share photographs and videos. SMS messages are sent out for those residents who do not have smartphones. In the event that more official communication is needed, we send out circulars as and when required.

Our open-door policy still remains and we welcome all residents who wish to discuss any issues they may have on their minds.

11. HUMAN RESOURCES

I would like to take this opportunity to welcome Bronwyn Davis who joined us a couple of months ago and has taken over the reigns as the Village Manager. She has risen to the challenge and become an important part of the management team. I would also like to thank our Duty Manager, Nomfundo Moletsane, for her sterling efforts, "can-do" attitude and willingness to learn.

Her loyalty and commitment have been unwavering during very trying times and her previous experience in the hospitality industry has proved invaluable.

I would like to thank Melvinita Safodien our Girl Friday/ Receptionist for continuously striving and having that "can do" attitude. May this take her to new heights within her career.

In addition, I would also like to thank the Evergreen team of general cleaners – Alison de la Cruz, Abigail Kaspers, Nicole Roman, as well as our utility workers, Raa-Iq Sallie and Muneer Solomons and our new appointment, Johnson Taki.

The Evergreen Health clinic has fallen under our umbrella and the task has been made easier by Staff Nurse Zuko Mkalipi, Staff Nurse Lorraine Powell and the Evergreen health team providing healthcare services to our residents over the last year.

I also wish to express my thanks to Philemon Milla and the Whitecliffs' garden team, who look after our Village gardens; Kevin van der Vent and the Grinnell Security team, who provide our security in the Village.

Finally, I wish to thank Patrick Maile, the Evergreen Facilities Manager, with his vast knowledge of the "nuts and bolts" of the Village, who is responsible for keeping everything "together"; and to all our service providers for their commitment to making this Village a success in the past year.

12. CONCLUSION

I wish to thank the RESCOM members for their support and commitment to the Village and its residents: Joan Misplon (Chairman), John Bester, David Walker, Brian Dalton, Jean van Rhyn and Rene Esson.

I wish to thank all the Residents for their wonderful support and co-operation over the past year. Without our residents we don't have a village.

I must thank all the unsung heroes of the Evergreen Group who work tirelessly in the background at head office to make sure that everything runs smoothly in each village, from sales and legal to administration, maintenance, human resources and finance. Their support and commitment is vital to making Evergreen Bergvliet the flagship village that it is.

Ends.



BERGVLIET FY2023 BUDGET

FY2022

FY2023

	Detailed Income Statement	ACTUAL	BUDGET	
	NUMBER OF UNITS	100	100	
	AVERAGE LEVY PER MONTH	R 6 416	R 6 603	2.9%
	CATERING LEVY PER MONTH		R 500	-
	HEALTHCARE LEVY PER MONTH		R 250	-
Notes	s Revenue	8 455 256	8 691 336	2.8%
	Levies: Houses & Cottages	8 455 256	8 241 336	-2.5%
1	Resident Levies	7 843 741	7 923 336	1.0%
3	Developer Subsidy	253 564		-100.0%
2	Additional Person Levy		318 000	-
3	Unsold Units	357 951	-	-100.0%
	Levies Received - CSOS	-	-	-
4	Catering Levy	-	300 000	-
5	Healthcare Levy	-	150 000	-
	Other Income	-	-	-
	OPERATING EXPENSES AS PER LRA	8 439 656	8 941 051	5.9%
6	Head Office Expense Recovery	360 000	360 000	0.0%
7	Insurance	239 688	223 279	-6.8%
	Clubhouse Expense	222 159	182 541	-17.8%
	Medical Response	120 089	126 184	5.1%
8	Employee Cost Salaries	1 760 002	2 501 665	42.1%
	Employee Cost Other	95 909	84 071	-12.3%
	Levies Expenses	45 680	48 000	5.1%
	Administration Expenses	116 131	146 004	25.7%
	Consulting Expenses	61 326 162 567	31 350 174 329	-48.9%
	Information Technology Expenses Travel Expenses	571	1/4 329	7.2% -100.0%
	Printing & Stationery Expenses	58 769	60 140	2.3%
	Depreciation Expenses	54 131	66 457	2.3%
9	Common Property: Municipal Utilities	(56 186)	189 866	-437.9%
_	Property Rates	852 878	753 898	-11.6%
	Security	1 678 520	1 724 234	2.7%
10	Village Maintenance	626 569	470 114	-25.0%
	Garden Maintenance	519 652	488 819	-5.9%
	EXPENSES NOT INCLUDED IN THE LRA			
4	Catering	563 856	600 000	6.4%
5	Healthcare	957 344	710 100	-25.8%
	Surplus/(Deficit)	15 600	(249 715)	-1700.7%
3/11	Evergreen Property Investment Funding Operations Loss	-	249 715	-
	Surplus/ (Deficit) after EPI contribution	15 600	0	-100.0%



BERGVLIET FY2023 BUDGET

FY2022

ACTUAL

FY2023 BUDGET

Detailed Income Statement

Notes

- 1 No levy increase 1 September 2022. Proposal to increase levies 1 March annually revised cycle to fall in-line with Evergreen financial year.
- 2 Additional Person levy (2nd Occupant) to be separated from current Levy. Reference as "Basic Levy" going forward.
- 3 FY23 Developer contribution consolidated to Operations Loss Recovery, thus no subsidy, developer levy on vacant units and developer rates.
- 4 Catering Levy Recovery of catering facility and services at Village per LRA. Level of service determines rate per unit recovery. Anticipated implementation date 1 Sep 2022 @R500 per unit for 6 months.
- Healthcare Levy Recovery of healthcare facility and services at Village per LRA. Level of service determines rate per unit recovery. Anticipated implementation date 1 Sep 2022 @R250 per unit for 6 months.
 Expenses R90,850pm (24/7 7 days per week) for 6 months / R27,500pm (5 days per week 8am-5pm) for 6 months.
- Head Office Expense Recovery Basic Facilities and Services per LRA. Recovery rate of R300 based on 2,000 Evergreen Lifestyle units (for current cost base). Only 50% of Head Office costs recovered - Evergreen Property Investments is funding the deficit of R3.5m.
- 7 Insurance costs Basic Facilities and Services per LRA. Calculation based on insurers replacement rate per m2 per dwelling type (houses, apartments, etc). Annually reviewed in July.
- 8 Salaries Include 5% increase and Maintenance Manager position.
- 9 Municipal Utilities FY22 includes credits received from City of Cape Town water and sewerage.
- 10 Village maintenance 4.5% increase on adjusted FY22 spend. FY22 adjusted for abnormal, non routine spend.
- 11 Operations losses Evergreen Property Investments (EPI) funding losses

EPI total funding FY22:		EPI total funding FY23:	
- Unsold units levies/rates	R0.4m	Op Loss	R0.2m
- Subsidy	R0.3m		
TOTAL	R0.7m	TOTAL	R0.2m