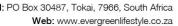
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MINUTES OF THE MEETING OF THE MANAGEMENT COMMITTEE OF EVERGREEN LIFESTYLE VILLAGE BERGVLIET HELD AT BERGVLIET ON THURSDAY, 25TH AUGUST 2022 AT 15H00

<u>PRESENT</u>: Alan Baxter (AB) in the chair; Brian Dalton (BD); Garry Reed (GR); Alet Du Plessis (ADP) and Bronwyn Davis (BMD)

1.	WELCOME AND APOLOGIES	Action/ Date
	 GR welcomed everyone to the meeting. 	
2.	APPROVAL OF PREVIOUS MINUTES	
	The minutes of the previous meeting, held on 25th May 2022, were accepted	AB/GR/
	and signed as a correct record of the proceedings.	
	 AB requested to consider the previous issue of the percentage of the 	ADP
	sale of properties to new LRA get sets aside for Maintenance. GR	
	stated new LRA post 1 March 2022 has a percentage Capital	
	improvement fund. ADP EPI will as and when do the replacement of	
	Capital items for their own account.	
	 GR noted that when we do the extension it is purely funded by EPI. 	
3.	SUB-COMMITTEE REPORTS	
3.1	Finance	
3.1.1	Revised Budget and Target Levy	AB/
	AB deal with 3.1.1, 4.4.1 and 4.4.2 married together. Budget was not	ADP/
	entirely what was proposed in meeting 11th August. GR noted budget	GR
	process and applied certain considerations.	
	GR to note in writing that policy is to view the surplus in 24-month	
	cycle and if money left to ring fence it.	
	AB Developer subsidy, look at changing the wording. GR suggested	
	developer levy subsidy.	
	 New budget to be sent out close of business 26/08/2022 	
	AB enquired as to recoveries not reflecting for Health. GR noted	
	Management fee is charged but other costs go to the company	
	Evergreen Health. Similar to catering.	
3.2	Estate Sales	BMD
	 Unit 63 currently being refurbished and then will come on to the 	
	market.	
	AB enquired as to levies due on these homes. ADP noted that in next	
	couple of days to reinstate the developer levy, developer rates and	
	developer rates subsidy. Will appear in the next Management	
	accounts.	
3.3	Repairs & Maintenance & Village Improvement	BMD/

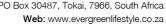




need be.

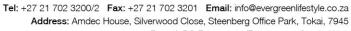
	 EPI is on board with snags and working well with the Village Team. 	BD/AB
	Nadeem is working on old reports of snags.	
	 BMD and BD updated key issues. AB to check updates and then to be 	
	sent out.	
	BD enquired as to the bird issue in the basement and BMD stated that	
	the team are working on it and it is a long-term project.	
3.3.1	Maintenance Protocol	
	 Protocol issued and Residents more than welcome to approach 	GR
	Village Management for guidance. Not a new protocol just an	
	extended version to be more explanatory.	
3.4	Village Gardens	BMD
	 Sue Dalrymple is now assisting BMD with the gardens and walk 	
	abouts. Gardens are looking great	
3.5	Security	GR/
	Team to always report any issues or struggles they are having on site	BMD
	with equipment.	
	Greater security to have a guard walk up to the gates and unlock them OR commented that the sutemation of the gate is still an the table and	
	 GR commented that the automation of the gate is still on the table and at board level 	
	GR noted that intrusion testing will be done once a year at all	
	Evergreen Villages by an external company	
3.6	Catering, Events & Entertainment	GR/BD/
	 BD stated they have various ideas to introduce and plan around to get 	AB
	the spirit up in the Village.	
	 AB noted that Rescom is waiting for two external companies to still 	
	quote their proposals for other options for catering	
	 GR noted that notice will be given to WPC 1st September for the 	
	contractual 1 month's calendar notice and can then be renewed as	

3.7	Healthcare – Evergreen Health	
	GR advised that we are partnering with CMR. They operate on	GR/
	emergency panic button pods and to look at retesting up at the	BMD
	Apartments. EPI has approval to purchase the emergency panic	
	button pods. Roll out when come to final signing with CMR then	
	Telecare will be removed and Residents will have a presentation and	





	handed over the new pods. First pods to be issued. If Residents do	
	lose the initial issue, then pods would need to be replaced at their	
	own cost. Proposed implementation date 1st October if the stock of	
	pods arrives. These pods are R1250.00 each. EPI will cover this cost	
	of R187 500 from their own funds.	
4	GENERAL	
4.1	Cell Phone Signal	GR
	 GR noted that no objections received from the public so council can 	
	make the decision themselves. Looking at November/December. Not	
	in Evergreens control but a positive move forward.	
4.2	Lifestyle Centre Extension	GR
ı	 Board Meeting Tuesday 30th August 2022. Cobus Bedeker has added 	
	the extension plans to the Agenda to discuss for final decision.	
4.3	Fire Drills	BMD
ı	 Apartment Resident Fire Drill to take place 30th August 2022 	
	 Village Evacuation Drills will be completed by 26th August 2022 	
	weather dependent.	
4.4	AGM	GR/AB
	All covered above	
4.5	New Residents	AB/GR/
	 AB noted that new Rescom appointed constituents to assist and 7 are 	BMD
	then handling issues in their areas within the Village.	
	GR suggested at Rescom Meeting to advise of new Residents	
	occupation dates.	
	BMD to continue also send notifications to Rescom of final occupation	
	dates.	
4.6	Events – Arranged by Rescom – Future Plans	AB/BD/
	 No new events as yet. Events committee to step in and assist. BD 	BMD
	has noted the Muizenberg and Bergvliet will look at an inter village	
	Boule competition.	
	 Men's Breakfast to be re-looked. Inter-Village invites to other Men's 	
	Breakfasts and presentations. BMD to engage with other Villages.	
4.7	Management and Mancom Engagement	GR
	Every three months	
4.8	Concerned Residents Group	GR/AB
	 Name changed to Combined Residents Group 	
	GR advised that Evergreen won't recognise or engage with this group	
	but with the Village Individual Rescoms.	
	AB noted it is a solution to meet with this group instead of dealing with A Bassama CB sommented that if we are according to the Llaves Bulgs	
	7 Rescoms.GR commented that if we go according to the House Rules	
	of engagement with Rescom and Mancom then there is no need to deal	



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with a myriad of a combined group. Each Village has their own nuances.	
Date of next Mancom meeting – 18 th November at 15h00	

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As there	was no further business to discuss the meeting	closed at 16h35	
APPRO\	/ED AND SIGNED AT CAPE TOWN ON		2022
		СН	AIRMAN