

**MINUTES OF THE MEETING OF THE MANAGEMENT COMMITTEE
OF EVERGREEN LIFESTYLE VILLAGE BERGVLIET
HELD AT BERGVLIET ON WEDNESDAY, 8th MARCH 2023 AT 11H00**

PRESENT: Alan Baxter (AB); Brian Dalton (BD); Dylan Pienaar (DP); Garry Reed (GR) in the chair and Bronwyn Davis (BMD)

1.	WELCOME AND APOLOGIES	Action/ Date
	<ul style="list-style-type: none"> GR welcomed everyone to the meeting. Chrisna Towsen sent her apologies for today's meeting. 	
2.	APPROVAL OF PREVIOUS MINUTES	
	The minutes of the previous meeting were accepted.	
3.	MATTERS ARISING FROM PREVIOUS MINUTES	
3.1	<ul style="list-style-type: none"> AB queried why there was two charges for the intrusion testing, GR explained one was the deposit. AB enquired if the testing was worth it, GR confirmed that it was. 	GR/AB/ DP
4	FINANCE	
4.1	Status of Objection to Unit Insurance and Head Office costs charged to levies <ul style="list-style-type: none"> AB commented that they have raised an objection to Insurance costs and Head office costs. GR noted that ELV has addressed it already and that there was no appetite to discuss it again. GR will respond by Mid-April. 	GR/AB
4.2	Budget for 2024 <ul style="list-style-type: none"> DP has advised that ELV has completed the budgets and GR noted that budgets will be distributed and meetings set up within the next week. 	DP/GR
4.3	Budget Provisions for long term maintenance <ul style="list-style-type: none"> Currently residents are not charged for long term maintenance and it is provided by EPI and no cost to the Residents. 	AB/DP
4.4	Municipal rate increases <ul style="list-style-type: none"> DP commented that HO is aware of the roll out and will object where need be on behalf of any increases deemed out of the ordinary. 	DP
5	REPAIRS AND MAINTENANCE: VILLAGE IMPROVEMENTS	
5.1	Utility and Domestic Charges <ul style="list-style-type: none"> BMD will be reasonable and use discretion with requests. All requests are to be logged at the office and Resident requests will be scheduled accordingly. 	BMD
5.2	The issues and costs re: Apartment Generator and Emergency Power	

	<ul style="list-style-type: none"> GR noted that Evergreen is dealing with this and parties involved. Generator is now on at all times during loadshedding which will result in higher diesel costs. 	
6	CATERING, EVENTS AND ENTERTAINMENT	
6.1	Village Team suggests Committee and RESCOM to host a “New Residents Tea” <ul style="list-style-type: none"> AB, DP and GR noted a great idea. 	AB/DP/ GR
7	HEALTHCARE	
7.1	Replacement of Telecare <ul style="list-style-type: none"> DP commented that included in the budget is an upgrade to the emergency response system and has been approved by the shareholders. 	DP
8	GENERAL	
8.1	Cell Phone Reception <ul style="list-style-type: none"> All indications show that by May the process will be completed 	AB/GR
8.2	Technology <ul style="list-style-type: none"> Refer to 7.1 as confirmed by DP 	DP
8.3	Management and Mancom Engagement <ul style="list-style-type: none"> ELV proposes to only issue management accounts quarterly. Fincom to receive more detailed commentary for review. Process to be reviewed at the end of the year, revert if not favourable 	BMD/ GR
8.4	Solar Energy <ul style="list-style-type: none"> Communication will be sent out to Residents relating to installations. Micasa is the approved and preferred supplier Residents may make use of their supplier upon approval of variation 	GR
8.5	Additional Finance Queries <ul style="list-style-type: none"> AB noted a query related to municipal and electricity charges. GR will revert back. AB noted Generator costs. Statistics to be available per month. AB noted insurance claims for geysers. DP commented that it is very unlikely that insurance will not pay out. AB noted leave pay AB noted the data line costs. GR to review 	AB/GR

As there was no further business to discuss the meeting closed at 12h20

APPROVED AND SIGNED AT CAPE TOWN ON _____ 2023

CHAIRMAN