

MINUTES OF THE EVERGREEN LIFESTYLE VILLAGE BERGVLIET RESCOM MEETING
HELD ON WEDNESDAY, 30 APRIL 2025

Present:

Brian Dalton (Chairperson) (BD)

Chris Hinde (CH)

Jim Doyle (JD)

Tony Farr (TF)

Riaan Gouws (RG)

Nomfundo Moletsane (NM)

Rob Vermeulen (Secretary) (RV)

1. Welcome.

- 1.1 BD opened the meeting at 14H00 and welcomed all attendees, including RG and NM.

2. Management Accounts.

2.1 CH provided feedback as follows:

- 2.1.1 February Levies seem to be incorrectly reported and are ~~probably~~ possibly over-stated.
- 2.1.2 The expense in respect of Gifts needs to be reversed or re-allocated as such, gifting is not for the account of residents.
- 2.1.3 Accounting for Municipal Utilities remains a problem and a very high figure has been recorded in February due to these costs not being captured timeously. As a result, the Forecast for F2025 was understated by R116 457. The budget for F2026 was based on the forecast so there could be a significant shortfall in the budget in this item. Evergreen Management have committed to work towards improving this as far as possible but that the cause is not due to inefficiency but rather a difference in timelines.
- 2.1.4 Municipal Utilities ended up costing R361 391 more than budget in F2025 but this was offset by Generator Costs coming in R338 989 below budget.
- 2.1.5 Overall, the Total Expenses for the year were R8 354 541 which was very much in line with the budget of R8 336 342. However, within those figures was an overspend of R156 695 on Salaries. This was offset by a saving in the cost of Security services amounting to R153 293.
- 2.1.6 The final interest income figure is still to be established but the estimated Surplus carried forward to F2026 will be around R140 000.
- 2.2 CH requested that the water/electricity costs, ie the common costs, could be isolated for the village. **Action: RG to investigate.**
- 2.3 CH raised a concern based on COCT's intention to increase rate costs in proportion to the yearly increase in property values. Given that EPI, and not the residents, benefit from property value increases it is considered unreasonable to expect residents to cover these costs. **Action: BD to raise this concern at the next MANCOM meeting.**

3. Catering Situation.

The existing concerns with regards to the consistency and quality of meals being served has been addressed on an ongoing basis without the desired impact. Based on shared concerns noticed across 3 villages making use of the same service provider RG is in the process of setting up a meeting with Servest senior management.

4. Feedback on Levy Cycle.

4.1 Almost all residents have signed the addendum to change the levy increase dates. RG is in contact with the family of the last few residents who are not managing their own finances.

5. BKM Membership, Rescom Position & ELV Contribution.

5.1 A contribution of R1000pm has been approved to contribute to BKM Watch. The amount will be allocated to the village security expenses. **Action: BD to determine the required administrative process.**

6. Village Water

6.1 The total village water consumption remains a concern. All infrastructure is in full working order and pressure tests have been done with full and empty tanks to assess leaks anywhere in the system that might not be visible above ground. Over the past 2 weeks minor changes have been made to the setup. In the past 5 days we have not had any complaints from residents nor did the tanks run dry. So, it looks like we might have found the sweet spot between the yield and consumption. We will continue to monitor for now.

6.2 RG reported that a water tank would be installed at the apartments for us by the gardeners and any contractors needing water for projects there.

7. Staffing.

7.1 RG stated that as part of management's efforts to reduce village expenses it has been decided not to replace Alison De la Cruz after her retirement with a full-time employee. Within the next month we will have someone start in a part-time capacity to work predetermined days with a more flexible schedule. The focus for this person will be common area work and a standby when other team members take leave.

8. Security Lighting.

8.1 RG confirmed that the necessary adjustments have been made to cater for winter lighting conditions.

9. Welcoming of New Village Residents.

New residents are to be introduced/welcomed to the village by the Rescom. It was proposed that the new residents be invited to a welcoming function attended by Rescom and the Entertainment and Events Committee. **Action: NM to provide the details of the relevant individuals to BD and RG to suggest a date and source possible refreshments.**

Chairperson

Date