

BERGVLIET RESCOM CHAIRMAN'S REPORT

26 AUGUST 2025

Over the past number of years, the role of Rescom has shifted from one of solely organising entertainment and social events to one of representing the rights and interests of residents, In addition to overseeing the social events in the village. This brought with it a really positive shift in the relationship with village and Evergreen head office management, to one of becoming more involved in village finances and affairs. Rescom is often consulted by our Village Manager, and Mancom meetings have become more business oriented.

Much concern has been expressed about health care, and in some instances security, as this has been a focus for controlling costs. Health care was restructured about three years ago, so that there is no longer a permanent presence of nursing staff 24/7, and this resulted in almost R 1 000 000 (One Million Rand) in annual savings. It is a service not provided for in our Life Right Agreements, and therefore it has transitioned to a "User pays" service. Early last year, management proposed to Rescom that one security guard be cut on the day shift and this resulted in a R 200 000.00 (Two hundred thousand Rand) a year saving. It was instituted on a three-month trial basis and it appeared that no reduction in service level resulted.

I was asked, early in the year, to chair the Rescom when David Draude stepped down and, reluctantly, I agreed and I thank the committee members not only for the opportunity, but for their strong support and participation in the work we set out to accomplish during our term of office. I will get to this in more detail shortly.

Moving on to matters in which Rescom got involved and hopefully made an impact :-

FINANCE

Finances and levies are always a matter of prime concern to Rescom as this impacts on each and every resident in the village, and here we have to give a huge vote of thanks to Chris Hinde who has done a sterling job in analysing the monthly and quarterly accounts.

As you are aware, the total village Operating Budget for the year, is divided by the 100 units in the village and this establishes each resident's monthly levy. Evergreen has committed to, as far as possible, drafting a break-even budget, and Riaan and his staff have done an excellent job over the year in controlling expenditure and keeping most costs in line with the budget.

Having said that, we have expressed concern about the management and reporting of Municipal utilities expenses. We continue to seek clarity on the make-up of these, which are costing residents in excess of R 60 000 (Sixty thousand Rand) per month, which does seem excessive. Management is looking very closely at methods of improving meter reading and controlling this cost centre.

Your Rescom was involved at the final stages of drafting the F2026 budget and we gave our input and comments to this document and, together with Evergreen, endeavoured keep the levy increase as low as possible. We agreed with management to communicate with residents about re-aligning the increase date from a September to August cycle, to that of March to February. This allowed for a smaller monthly increase as it lessened the burden on the finance staff by having the levy cycle and their financial year aligned. This resulted in a levy increase of only R 100.00 (One hundred Rand) a month.

Long and fervent discussions and negotiations were entered into with Evergreen regarding a charge made to the village accounts for a cost your Rescom thought should be borne by Evergreen. That was for the clearing of the alien vegetation in the berm on the M3 boundary. Eventually Evergreen agreed to reverse this cost, resulting in a major saving to residents. I thank management for this as it does result in not eroding the surplus at year end, which is then used to keep levy increases low in future years.

At this point it would seem that the surplus as at end of February 2025 is sitting at R 143 000.00, (One hundred and forty-three Rand) and is available to next year's Rescom to negotiate with management what the levy will be as from March 2026.

In addition to our monthly levy, municipal rates are charged to each resident. Rescom has asked management to liaise with Council to investigate whether they will offer Cape Town residents a "pensioner's" discount on rates, as do the Councils of Durban and Johannesburg.

This matter continues and we hope for good news on this front sometime soon. However, there is little hope of this materialising as past applications to Council have fallen on deaf ears.

CATERING

It has been quite a turbulent time over the past year or so with caterers. Fedics left us early in the year, to be replaced by Servest, and unfortunately, they too did not do well either. However, we have welcomed Freedom Foods as our new catering team and, so far, they seem to be performing well. The social dinners they offered during July, and their meals since 01 August have been very good.

Discussions with their owner are very positive as he is going to introduce things like Sunday lunches, and they have standard Monday to Friday breakfast and lunch menu, but with two new items offered each day for lunch. He is keen to work with residents and will do his best to respond to and introduce suggestions made by us.

In order to offer this service, they do rely and depend on us supporting them and making full use of their services. They have committed themselves to maintaining a high standard of quality at a fair price with excellent service, so please, let us do our bit and support them.

OPERATIONS

Last year's Entertainment & Events Committed decided to stand down and enjoy a break from the great job they were doing in organising and arranging entertaining evenings for us. I want to extend to Yolanda and her ladies a huge thank you for the excellent work they did for us. It was really appreciated and we hope you and the old team can now join us as residents and enjoy the functions the new committee has been and will be arranging.

We welcomed Myrle Mawman and her committee who took on this demanding task, and thank them for the great events they have already organised for the village. Keep up the good work, it is really appreciated.

Our thanks are also extended to the people who, often behind the scenes arrange other events, groups and evenings for us. Included in this are people like : -

- Ton Weber for the music evening
- Jackie Orton for the Canastas
- Yvonne Jackman and John Coetzee who arrange Swigs, the wine evening
- Julie Phillips our devoted librarian. I am a regular beneficiary of her work
- Felicity Walker for our very interesting and entertaining monthly Newsletter
- All the people who send to her articles for inclusion
- Chris & Jill Hinde for re-introducing the fortnightly movie evenings
- Colin Levine for his in-depth analysis of our monthly village accounts
- Then my first anonymous thank-you goes to the person who so generously donated the seed funding to start the Village Pub. A big thank you from all of us
- Secondly, I want to say a sincere thank you to all the people who have played an advisory role in assisting and guiding your Rescom with their expertise in various fields. We have received legal advice when needed, financial and accounting advice and also general business advice from other people who have held senior positions in business. Thank you all for your wise guidance.

During the hot and dry months of summer, problems arose with regards to availability of water for irrigation and for filling JoJo tanks. Evergreen came to the party and investigated the problem which resulted in the bore hole near the pool being converted to a well point, two additional well points being drilled and a bore hole at the top of Winery Road being installed and commissioned. It has gone a long way to resolving the problem and for this we thank management.

I want to thank each person who contributed to the annual staff gratuity collected as Christmas approaches. Our village staff really do strive to provide us good service and to those who did contribute, I pass on the thanks of the staff to you. Quite a few of them approached me personally when this was given to them in December, to thank me. I undertook to pass on this message to you, so thank you so much from each of the staff members. We look forward to doing a similar collection during November and hope that we can rely on more support this year. They really do deserve the small gratuity for the excellent service provided to us.

Many residents are active users of the Bergvliet suburb, for activities like walking, cycling, dog walking and some of the more energetic, and possibly younger ones, jogging/running. During this year, Rescom decided to support BKM, who provide an excellent service in ensuring that crime and other such negative activities are kept as low as possible. They patrol our neighbourhood and often assist residents of our surrounding areas with safety matters and they also can assist with medical emergencies in the suburb, should one of us fall or be involved in an accident. Please load their contact details on your phones as you are entitled to this assistance, seeing the village is now a member.

RESCOM

Now my personal thanks to the members of your Rescom : -

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| • Deputy Chair & Finance | Chris Hinde |
| • Infrastructure & Maintenance | Richard Eastwick |
| • Technology & Maintenance | Jim Doyle |
| • Secretary & Security | Rob Vermeulen |
| • Roving Member without portfolio | Tony Farr |

They have been sterling support to me in every aspect, making what I feared might be a big job, seem relatively easy. I would like to ask you all to join me in extending a vote of thanks to each of them.

Guys, I could not have managed without you. My sincere thanks for the wonderful support. I enjoyed working with you this past year.

Brian Dalton
Rescom Chairman