

## DISCUSSION PAPER

### PUB FACILITY AT EVERGREEN LIFESTYLE CENTRE

Dave Nesbitt and I were asked by Hennie Du Preez to put forward some ideas for the establishment of a Pub facility at Evergreen Broadacres. We have had some discussion but have not canvassed the matter broadly within the Evergreen community as we felt that the concept should be kept low-key initially; at least until it has been considered by Rescom.

We considered the following issues in particular as forming the basis for a decision by Rescom to further the idea and as an outline of the modus operandi of a Pub facility:

- **LIQUOR LICENCE.** A Liquor Licence will not be applied for as the administration and cost would not be warranted by the limited commercial objectives of a Pub facility. A licence application would probably not be successful anyway. Being unlicensed poses its own problems if anyone took personal umbrage to a Pub facility at Evergreen and reported it to the Authorities.
- **AMDEC BYE-LAWS.** The generic bye-laws applied to all Evergreen villages by Amdec preclude the storage of Liquor within the Lifestyle centres. A special waiver would have to be granted by Amdec to Evergreen Broadacres in order for a Pub facility to go ahead.
- **NAME AND PROFILE.** Because of the issues noted above it is felt that any Pub facility should be careful to keep a low, complementary, profile that does not offend non users or interfere with existing social practices or activities. Thus we suggest it be named "THE WATERHOLE"; being a place where residents can congregate to quench thirst rather than "PUB" or "BAR". The Waterhole will not supercede or negate the right of residents to bring their own liquor to any function at Evergreen, whether the waterhole is also available at the same time or not.
- **OPERATIONAL.** The intention is to provide convenient, economic access to liquor at the Lifestyle Centre in support of certain social activities such as Pool, Boule, Darts etc. or at times when there are no other activities and The Waterhole is perceived to be an activity in its own right.
- **OFF-SALES.** There will be no off-sales to persons wishing to purchase for home use. All purchases must be consumed on the Waterhole premises.
- The Waterhole will be run on an "Honour" basis with no Duty Barman to serve drinks or receive cash/signed Bar usage sheets. Individuals from a rotational group of volunteers will be able to collect keys from the duty manager to open the Waterhole facility at published predetermined times and leave the facility to the use of participating residents (if any) the last of whom will deposit the keys in the honour box after stowing liquor and locking-up. The waterhole will close at predetermined times. The honour box will be emptied daily by an appointed group member who will return the keys to the duty manager.
- Pricing will be standardised across main categories of drinks to simplify completion of billing sheets by rounding to the nearest common R2 price for the category that still allows a positive margin. Preprinted billing sheets (see appendix) will be provided for users to complete at the time of consumption. All billing sheets for a particular open session of the Waterhole whether attached to an appropriate amount of cash or simply signed by the user are to be deposited in the ( locked ) Honour box before departing.

- ACCOUNTING/STOCK MANAGEMENT. Stock taking will be done weekly on Monday a.m. by a group member, so appointed, using a preprinted stock sheet. Stock purchases will be made as necessary by an appointed member from predetermined sources. Book-keeping will be carried out by an elected group member who will also bank cash received from Honour box and bill users/residents who deposited signed billing sheets. "BANK" in this context means a ledger account in the Rescom accounts. Cash for stock purchases will be drawn from rescom accountant on provision of cash receipts by the authorised purchaser. A profit and loss account will be drawn up by the Waterhole book-keeper in conjunction with Rescom accountant. All profits from the Waterhole will accrue to Rescom.
- Throughout this document "appointed group member" is used to indicate someone who will perform an activity in the interests of successfully meeting the needs of the facility. It implies that a group of interested residents will form a committee with a co-ordinating chairman and enlist volunteers to cover for non availability of committee members from time to time.
- HARDWARE. It is envisaged that the existing bar counter in the dining area of the lifestyle centre will form the core of the Waterhole. The existing cupboards are adequate for the storage of liquor that does not require cooling for immediate use as well as back-up stocks of all liquor, beer and mixers. These cupboards will require padlocks (6) which should have a common key for convenience. Glasses can be shared with existing kitchen stock and breakages reimbursed to kitchen. Ice can be stored in existing deepfreeze in the craft room . A bar-fridge unit with sliding doors similar to the two units in the kitchen serving area would need to be installed against the blank wall within the counter area of the proposed Waterhole location. Cost of a single unit +/- R14000. Above the fridge unit a shelf/counter top must be installed Cost +/- R5000. Smaller items such as tot measures and wine openers can probably be sourced from donations by residents!
- Good luck in your Rescom deliberations.
- Dave Bromfield and Dave Nesbitt.