

BROADACRES VILLAGE RESIDENTS COMMITTEE



COMMUNIQUÉ - 133

GOOD NEWS!

15th April 2019

Dear Residents,

The good news started with the announcement of the new Management Structure and appointments at the Evergreen Head Office. To remind you, a copy of that announcement is attached.

Since then, your ResCom and ManCom Representatives have had a number of interactions with the new Executive. The good news all flows from those!

In the announcement, Garry Reed's task is described in part as being '... to introduce new innovations that will improve the lived experience in our villages'. Our experience is that he and his team are doing just that!

- Operating Management has been given much more authority; that in turn will result in much faster decisions, something we've already witnessed!
- Decisions around many of our long outstanding projects have been made and implemented, or are in the process of implementation.
- It has been impressed on Operating Management that its role is to promote our interests rather than act as gate-keepers.

One innovation already budgeted for and introduced is:

- Staff at the village level will be increased to provide a 24/7 service at the Reception desk. Recruiting is underway, but in the meantime, the existing staff is working more than double shift to provide that cover.

Other innovations that are in the budget, but still under investigation are:

- Internal transport for Bistro and Care Centre staff.
- External transport to shops for Residents.

Those innovations will push our budget for the current year into a large deficit. However, Management has assured us that Evergreen will carry that deficit and not recover it from our levies because when all the apartments are handed over, the additional levy income will more than cover those expenses in future years.

Looking now at the projects that are planned for completion in this financial year:

- **Loerie Lane / Heron Drive Intersection:** The much-detested circle will be removed! EPI Engineers are currently working on another solution.
- **Borehole and Irrigation:** This long-awaited project has been approved, funded and work should have started already, but Management decided to delay it to investigate the inclusion of a water treatment plant and a connection to the village's domestic water supply so that we may be independent of the municipal supply. Work is expected to start before the end of May.

- **Recycle Bins, Bin Wash and Garbage Removal:** This project has been split into 2 parts:
 - **Recycle Bins and Bin Wash:** This has been completed and I'm sure you'll agree that there's a great improvement.
 - **Garbage Removal to Frederick Road:** The construction of a separate exit to Frederick Road has been approved in principle. EPI's Architects are working on a design.

Those are the major projects. Others that have been completed are:

- Outside door to swimming pool;
- Water supply and basin in Bistro serving area;
- New plumbed-in ice machine supplied and operating.

Projects that have been approved and are now work in progress are:

- Air conditioning to the salon and meeting room and emergency lighting in main toilets and gym.

There are many other projects that have been approved in principle and are presently being designed and costed before final decisions on approval and funding can be made. The most important of these are:

- FttH to Phase 1 & 2 units;
- Silencing the fan noise in the gym;
- A new 'fit-for purpose' P.A. system for the gym;
- New equipment for the gym;
- Furnishing the Arts and Crafts room and others that have been on our priority list forever-and-day!

On the maintenance side for Phase 1 & 2 units:

- The replacement of fences will continue and the painting of the exteriors will commence later this year.

The entire cost will be carried by EPI and will not in any way affect our levies.

There are numerous other projects on our P & P List that remain on the list for consideration in future years.

Hennie du Preez,
Chairman of ResCom.