



EVERGREEN BROADACRES
("the Village")

MINUTES OF AN ANNUAL GENERAL MEETING OF THE VILLAGE HELD ON 6 AUGUST 2019

PRESENT:	G Reed	(Chairperson)
	G Langmead	(Residents Committee Chairperson)
	D Randlehoff	(Financial Manager)
	W Swart	(Village Manager)
	A Witte	(Office Manager)

1. WELCOME AND INTRODUCTION

The chairperson confirmed that a quorum was present and that the meeting was, therefore duly constituted. A special welcome was extended to D Drew, E Porter, A Witte, D Randlehoff (representing A Kajee in his absence) R Martin, W Swart and her management team and the current Residents' Committee members (Rescom).

The chairperson noted a proxy received from D & P Bromfield.

The attendance register was circulated and signed. The apologies received from life right holders were noted.

2. CONFIRMATION OF NOTICE

The notice convening the meeting as well as the previous minutes, annual report by the chairperson of the Rescom, village management report and annual financial report, were taken as read as proposed by B Rielly and seconded by D Townsend.

3. ATTENDANCE AND APOLOGIES

The attendance register was circulated and signed. Apologies received from residents were noted (refer to separate page for details).

4. ACCEPTANCE OF PREVIOUS MINUTES

The minutes of the annual general meeting of the village held on 7 August 2018 were accepted and signed as a correct record as proposed by C Fann and seconded by B Rielly.

5. ANNUAL REPORT BY THE CHAIRPERSON OF THE RESCOM

The annual report by the Chairperson of the Rescom was circulated together with the notice of the annual general meeting and taken as read and elucidated by H du Preez with specific reference to the following:

- a warm welcome was extended to the chairperson and his team from Cape Town as well as Wilma Swart who officially joined Evergreen Broadacres on 1 August 2019 as Village Manager;
- a note of appreciation for R Martin, who forms part of the management team, for the hard work and dedication to the village;
- a special thank you to Chris and Sue Edwards for time spent arranging movie evenings;
- a special thank you to Dave Bromfield and Dave Nesbit setting up the waterhole and drinking fund;

- a special thank you to all those hard-working members of the Rescom who dedicated long hours; and
- lastly, a special thank you to the spouses for being so patient.

The acceptance of the report was proposed by G Langmead and seconded by R Knowles.

6. VILLAGE MANAGEMENT REPORT

The annual report by the Evergreen Broadacres Village Manager was circulated together with the notice of the annual general meeting and taken as read. The acceptance of the report was proposed by H du Preez and seconded by G Schuurman.

7. ANNUAL FINANCIAL REPORT FOR THE 2019 / 2020 FINANCIAL YEAR

The levy increase will increase with effect from 1 September 2019. The financial summary at February 2020 budgeted for CPI to be 5% in August with CPI currently at 4.5%. Once the CPI figures are released the levy percentage for those residents on an increase of CPI plus 1.5% would be communicated to.

Pleasingly the June 2019 results indicated an 18% (eighteen percent) saving to what was budgeted.

8. ELECTION OF THE RESCOM

The chairperson noted the following 6 (six) nominations received from life right holders to be appointed as Rescom members:

B Bold;
G P Brickett;
H du Preez;
C J Edwards;
R Knowles; and
J Parrott.

The meeting noted that K Van Rooyen and H Allan will be co-opted at the first Rescom meeting.

RESOLVED:

THAT the appointment of 6 (six) nominees, as mentioned above, to the Rescom hereby be approved as proposed by D Townsend and seconded by G Langmead.

The Chairman and Vice-Chairman will be elected at the next Rescom meeting.

9. GENERAL

The chairperson allowed life right holders the opportunity to present questions to the management committee and responded as follows:

Question 1:

J Schulkins raised his concerns that the Bistro's overall performance was not up to standard. He further asked if Evergreen ran the Bistro as a profit centre. He further commented that with over 300 (three hundred) residents it was an ideal opportunity to entice diners to the Bistro as well as offering take home meals.

Answer 1:

The chairperson responded that Evergreen invests hugely in their catering services and he gives his full support to offering residents a 5-star dining experience at the Lifestyle Centre. He further responded that Evergreen had no intention of deriving a profit from catering.

The chairperson further mentioned that he was meeting with Kevin Douglas of Reef Catering on 7 August 2019 to discuss ways in which to improve food and beverage offerings to align it with the service received from WP Caterers at the Western Cape villages. The future strategy would be for Evergreen to eventually manage food and beverage offerings in-house.

Question 2:

C Cartwright mentioned that she would like to see more convenient set meals which could be ordered any day of the week. She enquired how meals would be delivered to homes.

Answer 2:

The chairperson noted his response to the first question.

H Du Preez added that a golf cart had been delivered to the village and would be used for various requests including delivery of meals to homes. Staff with a valid South African drivers' licence will be permitted to drive the golf cart.

Question 3:

K Townsend mentioned the lack of communication to residents.

Answer 3:

The chairperson responded that improvements would be made with the SMS and email platforms. H Du Preez added that J Schulkins would be attending the next Rescom meeting to discuss ways in which to improve communication to residents.

Question 4:

C Rabinowitz enquired whether Unique Health would offer a registered step-down facility in frail care.

Answer 4:

The chairperson responded that the sub-acute licence to run a registered step-down facility has been a lengthy process. He confirmed that he would undertake to liaise with Elize Porter and the Department of Health on the status of the application which would be communicated to residents.

Question 5:

S Edwards raised her concern with the completion of apartment block 2 and the main gate security access control. She asked how Evergreen can guarantee the safety of their residents should changes be made to the existing security set-up.

Answer 5:

The chairperson responded that the Evergreen model is to have 1 (one) entrance/exit throughout all our villages. Plans to create a more efficient access would be discussed and communicated. Licence plate recognition and other security technologies are being investigated.

Question 6:

J Stowell commented that food in frail care was of a poor standard.

Answer 6:

The chairperson confirmed that improvement to food and beverage has top priority.

Question 7

S De Villiers raised her frustration with VOX telecom, the lack of operating landlines both internally and externally.

Answer 7:

The chairperson confirmed that he would be meeting on 7 August 2019 with residents to discuss all matters raised regarding VOX. This has been given top priority.

Question 8:

A Hills raised his concern over the distribution of recycling and weekly bin collection. He further enquired to the status of the pump and borehole irrigation.

Answer 8:

The chairperson confirmed that some work has been done to enhance the current location and plans to construct a double gate. A quotation of R150 000 (one hundred and fifty thousand rand) as been received. Urgent matters will receive preference and once funding has been granted, work will commence.

R Martin responded by saying approval has been received to pave an area to house the bins on the sidewalk. Bins will be not be permitted on driveways but should be on the side walk.

H Du Preez added that work has commenced in digging of trenches as part of the irrigation project which would take approximately four weeks from start to finish.

Question 9:

M Maclachlan enquired about installation of FTTH in phases 1 and 2.

Answer 9:

The chairperson responded that once the irrigation project was complete, FTTH would roll out.

Question 10:

D Townsend stated that new technology is available and asked why the village is not going wireless?

Answer 10:

The chairperson responded that the current FTTH application will be installed in all the Evergreen Villages.

Question 11:

K Coombe raised his concern that no maintenance programme has been scheduled to fix the cracks to homes.

Answer 11:

The chairperson confirmed that a maintenance roll-out will be addressed. Cash flow approval and prioritising of maintenance will take place prior to any work commencing.

Question 12

P McMurray mentioned the numbering of apartments are being numbered the same as houses.

Answer 12:

The chairperson responded that W Swart and R Martin will be tasked to improve the current numbering system.

Question 13:

M Brews raised her unhappiness over the orange and black speed bumps which were recently installed in the village.

Answer 13:

H de Preez responded that all Rescom members were consulted and plans were approved prior to the installation. Hence no changes will be made.

10. CONCLUSION

The chairman concluded with a few closing words: -

- The SA economy is under huge pressure which has had a knock-on effect with the selling of Life Rights. The property market has taken a huge knock and we need to be extremely diligent with our cash flow. Our top priority is to sell the apartments;
- A huge thank you to R Martin, your dedication and commitment is much appreciated and are pleased with the growth of the management team;
- Derek Drew has taken the challenge to step in as village manager of Evergreen Muizenberg, we wish him well and look forward to sharing his experience in his new position;
- A warm welcome to W Swart as village manager, we hope you enjoy the interaction of our residents;
- Elize Porter, Director of Evergreen Care will be taking over health care from Unique Health for the Western Cape villages, namely Diep River, Bergvliet and Noordhoek with effect from 1 October 2019. The future strategy is to take full control of health care and frail care for Muizenberg and Broadacres by 2020.

With no further matters being raised, the chairperson thanked all present for their attendance and declared the meeting closed at 16h15.

CHAIRPERSON



EVERGREEN BROADACRES
("the Village")

APOLOGIES:

C Plaskett
V Hutton-Wilson
G Svensson
B & S Breval
B & P Morgan
S Coombe
F Solesburg
H Buckley
L Ressa
T Zauner
E Simpson
J Traviss
E Hallbauer
W Thom
J & S Branson
R Fidler
P Henegan
N & V Slaughter
J & A Rebelo
S Dempster
M Springorum
K Olie
J Kidd
D Tim
C Hall
E Paul
J & R Messerschmidt
T & J Hammond
G & J Wrogemann
J Macconachie
E & P Sampson
E & H Mutch
G & M Privett
M Murray
R Matheson
E Barton
M & M Leitner
M Thwaites
Z Lupini
E & H Stoyell
S Stirton
P & P Moolman
S & C Saayman
C Lamb

N Johnston
B & L Hartsliet
A Beattie
H & F Brandt
C & K Van Gelderen
A Lutz
P & M Theron
M Meyer
R & M Boden
W Frischbutter