



RESCOM COMMUNIQUE

NO: 177

2 December 2019

MONTHLY BRIEF: October / November 2019

Hi Fellow Evergreeners,

As you will see in the notes below ResCom, in their wisdom, have decreed that this Monthly Bulletin should form a stand-alone Communique rather than a part of the monthly Chatter. The sharper of you will also observe that this is more of a Quarterly Bulletin! For this and the longer reading time, please accept my apologies. In explanation, Sheila and I decided that a visit to our families in Perth took preference over my duties as a scribe in this case, but I assure you that we are now back on a monthly schedule.

I hope you find the Bulletin to be a quick, informative digest of the major issues affecting our daily lives in Evergreen Broadacres.

Best Regards

John

From ManCom of 18 September 2019.

- Garry Reed, in the Chair, welcomed all members of Village Management and ResCom.
- The first estimate for a sound system for the gym was excessive. A more economic solution is being reviewed.
- Improvements to the Art and Craft Room and waterhole delayed pending funding.
- Paving of the area between the ponds also delayed pending funding.
- The borehole irrigation project is under way and should be complete during October.
- The expansion of fibre connections to all units is still under review. Garry & Wilma to communicate with residents.
- Wilma is still in discussion with City of Johannesburg in relation to excess rates charges.
- Proposed amendments to House Rules being discussed by Garry & Evergreen Legal. Feedback expected at December ManCom.
- The cost of a drop-down screen is too high. The use of a larger free-standing screen is being investigated.
- ResCom will organise a Games Day to introduce the use of the Boule and Croquet sets.

From ResCom 10 October 2019:

Matters arising and new topics:

- A communique will be issued clarifying Unique Health's status as a step-down facility and which medical aids will pay for their various services.
- Chris Edwards was thanked for arranging computer training for residents, which has received strong support.
- Negotiations re: new gym equipment are well advanced and first delivery is expected by December.
- Basil Bold was thanked for his ongoing effort and expertise in improving the pumping system and fountains in the ponds.
- Wilma to look into improving acoustics in the Lifestyle Centre Lounge.
- Andy Johnston is well advanced in his project to label trees in the common gardens.
- John Parrot and Wilma will start work on the Staff Christmas "Thank You" project. A communique will be issued to residents.
- Wednesday Night socials: Discussion on bookings of tables are ongoing in consultation with residents. The object is to assist people in getting to know each other. Residents who wish to socialise but not eat are welcome but must inform the Bistro to allow for provision of places.
- Wilma to address inefficiencies in Bisto Booking procedures and accounting for EFT payments.
- Evacuation procedures for the Apartments are in place and an exercise has been conducted successfully.

From Village Management:

- The Extra pool table has been approved.
- An intrusion test was done in August. Issues raised are being addressed but the overall result was good.
- The Bistro received 95% score in a food safety test and a certificate of Acceptability from City of Johannesburg. Improved cleaning procedures have been adopted.
- Bistro Staff turnover is high as the optimum staff are being sought.
- Visiting Evergreen Head Office staff are being accommodated in the new apartments rather than hotels in order to reduce costs.
- Electricity usage procedures in common areas are being reviewed with a view to improving efficiency.
- Management are conducting interviews with all staff to ensure that job descriptions and key performance areas are appropriate and fully understood.
- Budget preparation for 2020 has commenced.

From ResCom 10 October 2019.

- The puzzle tray is still outstanding
- Work on the communique re. Unique Health is ongoing
- The monthly brief will be sent out as a stand-alone communique rather than being included in the Chatter.
- Problems with handling EFT payments to Bistro still to be addressed.
- Chris Edwards has conducted 2 successful computer courses to date and more are planned. The syllabus to be expanded to include word and Excel.
- New gym equipment to arrive soon. (all now in place)
- ResCom thanked Evergreen for installation of a gate in the pond fence. Improvements to the pond fencing will be considered when funds are available.
- The supply of padded screens to sub-divide the Lifestyle Centre and reduce noise intrusion during talks, meetings etc. will be re-considered when the requirement increases and funds are available.
- The new pool table has been installed – thanks to Dave Bromfield and Dave Nesbitt.

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- The borehole has now been connected to the irrigation system. However, the pump has not been producing sufficient pressure. This is being addressed.
- There s still time to donate to the Staff Christmas fund. Photographs will be taken a the “Thank You” handover so residents can see how much their donations are appreciated.
- Garry Reed to be asked for an update n progress on amended House Rules which ae currently with Evergreen for consideration.
- Royston Knowles to investigate provision of a Constitution for ResCom.
- Suggestions to install a dart board and table tennis table are being considered.
- The monthly draw for tables at Wednesday Social has been abandoned due to general opposition from residents. Subsequent to the meeting it has been decided and communicated that table bookings will be allowed at all social evenings. But on 1 evening in the month there will be a roller ball seating as well.
- The Craft market was successful and addition of an Easter Market is being investigated.
- Security three concerns were raised. Intercom equipment at main gate not fully functional. Repairs are required to the fence on the north side of the property. Not all incidents reported to security are brought to Village Management’s attention. The occurrence book will in future be checked and signed off weekly by management.
- Installation of CCTV cameras in the Lifestyle Centre is being considered and motivated to Evergreen.
- Water usage in the common areas will be monitored to assess the level of saving achieved by the borehole irrigation system.

From Village Management:

- Annual budgets have been submitted to Evergreen Management and will be adjudicated soon.
- The generator has been linked to the Clubhouse to provide emergency lighting to the reception and Bistro desks and the library.