



RESCOM COMMUNIQUE

Monthly Brief

Communique No 184

10th February 2020

Hi Fellow Evergreeners

To avoid any misunderstanding of the Monthly Brief:

- The Brief is intended to extract the main news items from the proceedings of ResCom and ManCom meetings to save residents from having to find their way through the inevitable procedural 'fog' of the full minutes.
- This can only be compiled once the minutes of these meetings have been approved by the relevant office-bearers.
- The Brief is then drafted and returned for final clearance before it can be circulated.
- This all takes time so the Brief should be read with reference to the date of the relevant meeting.

Best regards
John

From ManCom 14th January

- Garry Reed, in the Chair, welcomed all members of Village Management and ResCom.

Matters arising :

- Frogfoot Networks have been appointed to carry out the extension of the fibre network to all units. Details will be circulated to residents as soon as a firm timeline has been set.
- Wilma is still waiting for the City Councillor to confirm a meeting date to discuss rates rebates and other related issues.
- The borehole irrigation has been in operation since the end of November 2019 but still requires some final adjustments. Savings in consumption of municipal water are being measured and will be circulated. A rain sensor will be installed to ensure the irrigation does not operate during wet weather.

Financials :

- Garry reiterated that Evergreen Lifestyle Villages aims to be the largest operator of retirement living in SA. Villages are intended to operate on a break-even basis with profits being achieved in the long term from re-sale of units.
- The short-term focus is on containing expenditure without compromising services and on the sale of the new apartments.
- To facilitate the latter objective a new pricing structure for the apartments was launched in December 2019 and plans are being developed to alleviate the problem of over-heating in the new units.

Other Village Matters :

- Evergreen has been unable to come to a workable billing structure with Multichoice to allow provision of bulk DSTV bouquets to residents and has therefore shelved the project. Residents to be (have been) informed.
- Evergreen has submitted plans to the architects for the re-development of the waste disposal facilities to include a re-cycling area and maintenance workshop. Details and completion date will be circulated once approval has been received.

In conclusion, ResCom noted that Garry has been in office as MD of Evergreen Villages for a year and expressed their appreciation of his efforts and achievements in working with them towards creating 'The Village of our dreams'.