

Circular 086

20 November 2020

Dear Resident,

**UPDATE ON ANNUAL GENERAL MEETING AND FURTHER FEEDBACK ON ISSUES RAISED AT RAC.**

In an effort to keep you informed on matters that were raised at the RAC and subsequent ManCom meeting, below an update on where we are with projects in the Village.

1. **AGM** – The AGM has been postponed to the 21<sup>st</sup> of January 2021.
2. **Fibre to Phases 1 & 2.** – This project was approved by EPI at the beginning of the year and was delayed due to lockdown restrictions. The company who quoted for this installation came back after lockdown with an updated quote that was almost R300k higher than the quote originally agreed on and signed off. EPI has subsequently gotten a different supplier in on 10 November 2020 to come and take measurements and provide a quote for this project. We expect to receive their quote next week. Once agreed and Letter of Appointment has been done, the installation will take 6 – 8 weeks to be completed. As soon as we have received their quote and we are happy, communication will go out to residents to keep you informed of when work will start.
3. **Repainting of exteriors of all phase 1 and 2 houses.** Whilst this was planned to take place during winter, the lockdown prevented this from happening. This project will have to take place next year during winter as no contractor is willing to give a guarantee on work done during the rainy season. Considering that this is a R2,6Million investment, EPI will have to get a guarantee from the contractor for the paint work.
4. **Recreation room and Waterhole bar counter** – The Waterhole bar counter has been moved forward and the bar area it is looking very spacious. The recreation room shelving will be reviewed next year when funding is available.
5. **Garbage disposal and recycling area.** Plans were drawn up before lock down to expand this area and to build walls with hatches to improve this area as well as roof in a certain portion so that recycling could be done better. This plan is being reviewed to make this area even bigger as we have to cater for the increased amount of refuse that will be created by the apartments as well as what ever we build on the new land that was purchased when we develop it.
6. **Generic House rules** – Garry was looking at this and will forward his draft to the ResCom sub Committee that has been working on this for feedback by the end of next week. Appendix A to house rules are being reviewed and we are working on producing an Appendix B that will be specific to Apartments.
7. **Decision about the traffic in Loerie Lane.** As per the communication that went out yesterday, we have changed Loerie Lane back to a one way to observe the impact this will have on traffic around the club house and apartments. This will remain a one way until end January 2021 when we will re look the decision to consider the findings of our traffic observation and to decide the way forward.

8. **The levy increase** - Clarity was asked for surrounding the levy income from the New apartment block.

The lock down also prevented the contractors from completing the new Apartment block on time and as a result EPI (the Developer) has not handed the building over to ELV yet. We budgeted to start getting levy income from the Developer in June 2020 already. Due to this being delayed we did not receive the R164K developer levies per month as was budgeted. This means that in this financial year we are short of R984K's (6 months levies) income that we budgeted to come into the Village. We will start receiving this levy in December 2020. We will receive levy income from the Developer for every apartment whether it has been sold or not. Thus, the burden of levies lies with the Developer until such time as the apartments are all sold.

9. **Apartments climate control** – Whilst the National Building Energy Regulations requirements for heat gains and losses for new buildings were complied with in the apartments., Residents have expressed concern that the apartment blocks are very hot during summer. To try and improve on this a study was done in January 2020 to log all temperatures in the apartments on all sides and on all floors. Several suggestions have been recommended by the architects and we have installed the different options in three different apartments. Temperatures have been logged in these apartments for two weeks and the loggers were collected this week to get temperature readings. We are expecting these reports to get to EPI by next week to be looked at to make a decision on the way forward. In the meantime, we have had two portable air conditioners installed into the show units, which has made a dramatic impact on the temperature inside. Residents are welcome to come and look at these and feel the difference they make in the temperatures in the different apartments.
10. **LED Information Board** – At our ResCom meeting held on Thursday 19 November 2020 it was agreed that Basil Bold and Chris Edwards would look at this project again and get costings of what it would cost and what would be required to install such an information Board.
11. **Seniors levy rebate for qualifying residents in Broadacres** –ELV will try once more to engage with a senior member at the COJ to put our plea forward on rebates and lower sanitation charges.

I trust this has helped to keep you updated on developments in the Village. Should you have other questions or concerns you are welcome to address them with me or to ask me for more information. That way we keep the channels of communication open and flowing.

Warm Regard



Wilma Swart  
Village Manager