

EVERGREEN BROADACRES LIFESTYLE ESTATE

**MINUTES OF THE 6th RESIDENTS' ANNUAL CAUCUS (RAC) (PREVIOUSLY
RESIDENTS' ANNUAL MEETING (RAM)) HELD ON 23rd SEPTEMBER 2020**

PRESENT:

Hennie du Preez;
Royston Knowles;
Chris Edwards;
Jim Goodwin;
Heather Allan;
Graham Brickett;
Basil Bold.

PLUS 56 residents (as per the attendance register).

AND: 12 residents who attended via the Zoom link. Their names have been appended to the attendance register..

1. CHAIRMAN'S WELCOME:

The chairman welcomed all present and those attending via the Zoom link. For those present he reminded them to observe COVID 19 etiquette:

Observe social distancing;
Wear masks at all times

2. APOLOGIES:

Apologies were recorded from the following residents:

| | |
|-------------------|---------|
| Kate van Rooyen | Unit 93 |
| Corrie Cartwright | Unit 46 |
| Peggy Oosthuizen | Unit 59 |
| André Oosthuizen | Unit 59 |
| Judy Stowell | Unit 56 |
| Brian Stowell | Unit 56 |

3. MINUTES OF RAM 2019:

The minutes had not been distributed so they could not be approved.

It was noted that the minutes had been approved by ResCom at its meeting in September 2019.

There were not any matters arising.

4. PURPOSE OF MEETING:

In addition to the normal formalities:

- To receive the Portfolio leader's reports;
- To questions leaders on their reports;
- To approve ResCom's financial report;
- To select the members of the incoming ResCom;
- To receive the chairman's report;
- To approve the chairman's report
- To question the chairman on his report.

5. PORTFOLIO LEADERS' REPORTS

The reports, as attached were delivered.

Two written questions had been presented:

Finance portfolio: *"Expenditure of ResCom funds on parkland maintenance: surely that is the responsibility of the landowner?"* The chairman replied that there was a tradition that ResCom funds would be spent on certain aspects of the parkland.

Governance: *"It is noted that a revision of the rules is under consideration. Please can the proposed changes be shared with us as there may be additional changes that residents would like to make?"* The Portfolio leader replied: Much work has been done on this over many years by a select ResCom committee duly mandated by the residents to take this forward with the management of that time. There are copious amounts of correspondence on this as yet un-finalized matter, and I would be happy to share where we are at now if any are interested. However, we do not want to delay any further progress from our side in this long outstanding issue.

Finance portfolio: A further question was raised from the floor: *"How much was collected in the staff Xmas appeal and how much was handed out?"* The Portfolio leader replied: R28 560 had been collected and R26 260 handed out. The remaining R2 300 has been retained in ResCom funds and will be added to whatever was collected this year.

ResCom's financial statement: The statement was approved, proposed Graham Langmead, seconded Kiloran Townsend.

6. SELECTION OF NOMINEES FOR THE ENSUING RESCOM:

Nominees for the following portfolios had been properly proposed and accepted:

| | |
|--------------------------------|---------------------|
| Communications: | Chris Edwards; |
| Estate: | |
| Environment: | Hennie du Preez; |
| Projects | Basil Bold; |
| Finance: | Jim Goodwin; |
| Governance: | Royston Knowles; |
| Hospitality: | Marilyn Maclachlan; |
| Security, safety, and traffic: | Graham Brickett. |

Those names will go forward to the AGM as the nominees for the referenced portfolios.

7. CHAIRMAN'S REPORT:

The report as attached was delivered.

Chairman's report: The report was accepted, proposed ???, seconded Basil Bold.

8. QUESTIONS:

All questions raised required answers from management and the following memorandum has been forwarded to management:

- **Repainting and general maintenance of the exteriors of all Phase 1 and 2 house:** *A great deal of anger was expressed. At the 2019 AGM there had been a very strong commitment by the present management that it " ... would be done in the coming year", a commitment that had also been made in at least 1 if not 2 previous AGM's. When COVID arrived in March, 6 months into the current year there wasn't any sign that the work was about to start so is blaming COVID for any further delays is not acceptable!
What is management's plan?*
- **Fiber to Phase 1 and 2 houses:** *A lot of anger and dissatisfaction was expressed. We were first promised that it would be installed as an extension to the contracts for the construction of the lifestyle center, then the apartment block A, and again apartment block B. So a similar story: promises, promises, and nothing else! While repainting the exterior of our homes does not affect our daily lives, the unavailability of fiber does. It is advertised as an existing reality and its non-availability is causing distress and anger. Surely EPI can get a firm commitment from the contractor as to when work will start!*

- **Recreation room and Waterhole bar counter:** Residents are aware that plans have been drawn-up and quotations obtained. When will this work be done?
- **Garbage disposal and recycling area:** The same comment and question apply. Additionally:
 - Before the lockdown management talked of engaging a contractor to handle the whole process for garbage and recyclables: from the collection from our homes to its disposal. The hold-up then was getting out of the CoJ garbage removal contract. Where are we on that?
 - If that works, the alterations to the re-cycle and garbage removal areas won't be necessary!
- **Generic house rules:** These have been available to ResCom members for more than 18 months, but never distributed to residents. On receipt, we were told by the previous management that they were final and that no further amendments would be entertained. The present management appears to have relaxed its views on this point. Finality on the Generic rules determines what goes into the Addendum 'A' rules that are specific to our village. Discussions were planned but not held because of COVID 19.

The Generic House Rules and the applicable Addendum are critical to the Governance and smooth running of our Village ensuring discipline, compliance, and legitimacy.

This last point is relevant to the extent that given that it has been agreed that ResCom does not have, and will not get a Constitution it is imperative therefore that the Generic House Rules and Addendum 'A' be finalized to provide the necessary and appropriate statutory guidelines/framework for this body to operate legally and effectively.

When will final discussions take place?

- **Repairs to fences:** Many have been done in the distant past, some have been done in the recent past, but what about the rest? What is management's plan?
- **Bistro:** When will service resume? This is one of the services promised in the LRA, and for which residents continue paying that has not been available since March. There are stories that ELV will take this in-house but there isn't any certainty. So what is planned and when will service resume?
If the staff have to be recruited and appointed this could take more than a month or two, extending the non-availability of this service into the new year.
So what is planned in the interim?
- **Garden service:** This is another service that residents continued paying for, but that wasn't provided between March and early September.
- **Levy increase:** Residents felt that delaying the levy increase for 6 months would have been a well-appreciated gesture of goodwill from ELV for the services we have been deprived of. From the village accounts, it is clear that ELV has benefited from not paying for those services, during the COVID lockdown.

- **Care center:** *We have been told that ELV will be taking the Care center in-house as well.
What is the latest on that and what is the time frame?*
- **LED Information Board at the entrance:** *Residents wanted to know why this proposal was rejected and felt strongly that it would greatly improve real-time communication with residents. It could have increased attendance at the RAC because again there were residents who, when asked whether they're attending the meeting, answered: "What meeting?"
Could this decision be revisited?*
- **Loerie lane:** *Management's decision and reasons, supported as they were by ResCom must be communicated to all the residents, especially those in Loerie lane.
The AGM would be a good place to do that.*
- **Apartment's climate control:** *The climate control problems in block A are well known: overheating in the afternoon of the inward-facing apartments. That will be an even bigger problem for the inward-facing apartments in Block B. The outward-facing apartments will have the opposite problem: for 2 or 3 months over winter, they won't see the sun at all and those apartments will be like ice boxes! Any prospective buyer who has even the slightest understanding of those issues will need a very good explanation not to be put-off!
What does ELV/EPI have in mind as a permanent solution to those problems?*
- **Convenience store:** *There was a suggestion for a small shop in the Bistro selling such items as milk, bread, etc.
What is management's response?*

We look forward to getting and discussing management's answers at the AGM.

9. CLOSING:

There being no further questions the chairman declared the meeting closed at 18.15.