

ANNEXURE 1

MINUTES OF RESIDENTS ANNUAL CAUCUS HELD ON 25 MAY 2021 IN THE CLUBHOUSE AND WAY FORWARD

		ACTION
1.	WELCOME	
	The Chairman welcomed everyone present.	
2.	SCRUTINEERS REPORT	
	Attendees see Annexure 1A	
	Apologies were accepted from residents listed in Annexure 2	
	Seven people were nominated for ResCom as follows: Basil Bold, Graham Brickett, Brenda Brophy, Chris Edwards, Cecil Fann, Colin Grenfell and Laurraine Lötter.	
3.	CONFIRMATION OF MINUTES OF RAC MEETING HELD ON 2020	
	Adoption of the minutes was proposed by Laurraine Lötter and seconded by Anthony Pitman.	
4.	PURPOSE OF MEETING	
	The Chairman reminded the members that the ResCom of a Life Right Development, unlike the Board of Management of a Sectional Title Development did not have executive powers. He went on to explained that the purpose of the meeting was to identify issues of concern that residents would like to see addressed by Management and to agree a list of nominees to be forwarded to the AGM for ratification.	
5.	ISSUES OF CONCERN RAISED BY RESIDENTS	
	In addition to the issues raised in the Chairman of ResCom's report to the AGM, the following issues have been submitted for inclusion in the agenda of the AGM	Following postponement of AGM ResCom is pursuing these issues
	<p>Evergreen Health</p> <ul style="list-style-type: none"> • Evergreen Health is taking over the services offered by Unique Health with effect from 1 June 2021. • Evergreen Health is planning additional offerings on a fee for service basis. • While the application of the user pays principle is supported, most if not all residents are members of a medical aid and need to be assured that any services used from Evergreen Health will be claimable from each person's medical aid. • A question and answer session held on 28 May 2021, left a number of questions requiring more detailed responses. 	Being handled separately. Answers to queries expected in the near future

	<ul style="list-style-type: none"> A list was prepared for submission. See Annexure 3 	
	<p>Entrance signs at main gate</p> <ul style="list-style-type: none"> Current signage at Main gate is recessed and not visible to drivers approaching the Village. Suggest that the installation of a second sign and more prominent location of both signs be revisited. 	Management to respond
	<p>Installation of LED sign at an appropriate location in the Village</p> <ul style="list-style-type: none"> Strong support for the above was expressed Request management position on this suggestion be revisited. 	Management to respond
	<p>Installation of equipment to improve film viewing experience for residents</p> <ul style="list-style-type: none"> Status report on previous offer from Cape Town to upgrade the film viewing equipment to be provided. 	Management to respond
	ISSUES TO BE ADDRESSED BY BROADACRES MANAGEMENT	
	Water leaks	
	High frequency of water leakages in the village mains should be investigated with a view to understanding causes and reducing frequency	Most water shut offs in the Village are a result of work needed to water meters. As not all units have shut off valves such work requires the whole system to be cut off.
		Number of houses without isolation valves to be determined.
	Irrigation system	
	Irrigation for the pavements outside the houses does not work effectively all the time. It appears that the pressure of water in the system is not properly controlled	Control system and water distribution balance within the system to be investigated
	Groundwater seepage adjacent to units 20 and 49	
	Complaints have been raised in the past and historic response has been that this is caused by groundwater Accept that this is caused by groundwater and request that a permanent solution is found to remedy the situation	Installation of subsoil drainage to be investigated
	Lack of compliance with rules	

	Compliance with traffic signs needs to be improved Failure of dog owners to pick up dog pooh needs to be addressed.	Circular sent
	Status of dam wall	
	Further discussion to be held to finalise an approach to repairing the dam wall	In progress
	Management of the gardens	
	Suggestion that some residents get involved in helping to maintain the pavement and other common-gardens. Not supported. Confirmed that all suggestions regarding the gardens should be forwarded to Marius/ Wilma.	No further action required
	Compliance with National Building Regulations in respect of fire protection in the Clubhouse	
	Confirmation required that the fire hose installation in the Clubhouse complies with the National Building Regulations.	Documentation confirming compli
	Unfairness of City of Johannesburg sewerage tariffs	
	Request that Management support an application for allocation of Evergreen Broadacres to a fairer sewerage tariff category.	Management will support letter to CoJ
	Alerts for Sunday lunches Strong call for early alerts on special Sunday lunches so that family decisions on attendance in preference to making bookings at other venues can be made in good time.	In place
6	PORTFOLIO REPORTS	
	See Annexure 2	
7.	CHAIRMANS REPORT	
7.1	ELV related:	
	At the RAC held in September 2020 residents had raised a long list of issues that required attention. The most important items were:	
	Fibre to Phases 1 & 2: Work was in progress and it was expected that it would be completed by the end of June.	End of July
	Redecoration of the exteriors to all houses in Phases 1 & 2: Work was scheduled to commence in June 2021.	Expected to start 1 July 2021
	Items from that list, or subsequently added that had been completed or were in progress were:	
	Moving the Waterhole bar counter.	Completed
	Furnishing the Recreation room.	
	Improving the storm water drainage from Units 118, 129, & 130.	In progress
	The Bistro had re-opened offering an improved quality and selection of foods.	Ongoing
	Finalization of the House rules.	In progress
	Getting the CoJ to reconsider its blanket sanitation charges.	In progress
	The construction of a Petanque piste.	In progress
	Setting up a dart board.	
8	SELECTION OF RESCOM MEMBERS	

	The following residents were nominated as members of ResCom.	
	Basil Bold	
	Graham Brickett	
	Brenda Brophy	
	Chris Edwards	
	Cecil Fann	
	Colin Grenfell	
	Laurraine Lotter	
	These names have been submitted to management for ratification at the AGM	
9	THANK YOU'S:	
	Sincere thanks were expressed to:	
	All the portfolio leaders and their spouses. Special mention made of:	
	Royston Knowles who had served on the ResCom for nearly 8 years.	
	Laurraine Lötter and Jim Goodwin who had volunteered their services to fill vacancies that had occurred during the year.	
	The initiators and leaders of all the other activities detailed above not directly organized by ResCom.	
	The management and staff of Evergreen.	
	Hennie du Preez for his long service on the Committee, particularly as Chairman.	
10	Closure	
	The chairman thanked all for their attendance and declared the meeting closed at 18.15	

