



Lifestyle Villages

EVERGREEN BROADACRES

(“the Village”)

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that an Annual General Meeting of the Village will be held at the **Evergreen Broadacres Lifestyle Centre, 43 Frederick Road, Broadacres Park, Johannesburg, on Tuesday 07 June 2022 @ 12:00pm**

This notice has been sent to all the Life Right Holders, who are recorded as such in the Life Right register of the Village on Tuesday 24 May 2022 (“**the Record Date**”), being the date determining which Life Right Holders are entitled to receive notice of the Annual General Meeting.

PURPOSE

The purpose of the AGM is to consider and, if deemed fit, approve, with or without modification, the ordinary resolutions set out below.

A. AGENDA

1. **WELCOME AND INTRODUCTION**
2. **ATTENDANCE AND PROXIES**
3. **CONFIRMATION OF NOTICE**
4. **ACCEPTANCE OF THE PREVIOUS ANNUAL GENERAL MEETING MINUTES**
(Attached) (Pages 7-17)
5. **ANNUAL REPORT BY THE CHAIRPERSON OF THE RESIDENTS’ COMMITTEE (“RESCOM”)**
(Attached) (Page 18-19)
6. **EVERGREEN VILLAGE MANAGER’S REPORT** (Attached) (Pages 20-25)
7. **ANNUAL FINANCIAL REPORT FOR THE FINANCIAL YEARS** (Attached) (Page 26-27)
8. **ELECTION OF THE RESCOM MEMBERS** (See Note 1)
9. **GENERAL** (See Note 2)
10. **CLOSURE OF MEETING**

B. NOTES

1. ELECTION OF THE RESCOM

(Ordinary Resolution Number 1)

Composition and nomination

In terms of the House Rules of the Village, the Rescom will consist of a maximum of 7 (seven) members. Life Right Holder(s) are hereby requested to nominate* at least 7 (seven) fellow Life Right Holders, by completing the enclosed Nomination Form. Should more than 7 (seven) nominations be received, an election will be held at the AGM by way of ballot. The 7 (seven) nominees with the most votes will be appointed as Rescom members, and will hold office until

the next AGM.

Instructions

Please hand-deliver the duly completed Nomination Form to the Village Managers' offices, alternatively email same to liesli@evergreenlifestyle.co.za, by no later than **16h00** on **Tuesday 31 May 2022**.

**In terms of the House Rules of the Village, no Life Right Holder may, while in arrears with his or her Levies or has any outstanding amounts owing to Operator and/or Owner (as the case may be), hold office as a member of either Rescom, or be co-opted onto or act as a representative or appoint an alternate on Rescom.*

2. QUESTIONS

Managing of questions during the AGM

Life Right Holder(s) are requested to submit their questions regarding any of the AGM matters which warrants discussion in writing to the Village Managers' offices, alternatively emailed to liesli@evergreenlifestyle.co.za, so as to be received by no later than **16h00** on **Tuesday 31 May 2022**. The intention is to limit the duration of the AGM and the subsequent risk of exposure at the venue.

Matters that are not submitted in writing, as indicated above, will not be debated at the AGM. Life Right Holder(s) are requested to focus on matters that warrant discussion at an AGM and to take up smaller and / or personal matters with the Village Manager,

3. ATTENDANCE AND VOTING BY LIFE RIGHT HOLDERS OR PROXIES

Life Right Holder(s) (who are recorded as such in the register of the Village as at the Record Date) are entitled to attend and vote at the AGM or to appoint a proxy to attend, speak and vote in their stead. Proxies to be limited to residents of a village (incl. tenants.) Proxy forms must be hand-delivered to the Village Managers' offices, alternatively emailed to liesli@evergreenlifestyle.co.za, by no later than **16h00** on **Monday, 06 June 2022**.

Each Life Right shall carry a single vote. Where a Life Right is jointly held by more than 1 (one) Life Right Holder, such vote shall be exercised jointly by them.

4. IDENTIFICATION OF PROXIES

Any proxy appointed to attend, participate and vote on behalf of a Life Right Holder at the AGM must be able to present reasonably satisfactory identification at the meeting for such proxy to attend, participate and vote at the meeting. A green bar-coded identity document or a smart identification card issued by the South African Department of Home Affairs, or a valid passport for foreign nationals will be acceptable forms of identification.

5. IMPORTANT NOTE

Life Right Holder(s) will receive a complete AGM document pack via the email address listed for their unit in the Register of the Village. Life Right Holder(s) are encouraged to bring the AGM document pack along to the AGM for discussion.

In an attempt to reduce our carbon footprint and save on paper wastage and cost, village management will only have printed copies of the first 2 (two) pages of the AGM notice on hand for Life Right Holder(s) who are unable to or do not have access to printing facilities. The following attachments and forms will only be printed for and on request from a Life Right Holder(s):

- Proxy form; and
- Nomination Form.

6. RSVP

It is important that only Life Right Holder(s) who are certain that they will attend the AGM, kindly RSVP to the Village Manager **by no later than 16h00 on Monday, 06 June 2022.**

Once again Life Right Holder(s) are requested to also limit their representation at the AGM to one person per Unit so as to comply with the public gathering limitations currently in place and to permit as many Units from participating, as permitted.

By order of Evergreen Lifestyle Villages (Pty) Ltd (“Operator”)

GARRY REED

EVERGREEN BROADACRES

(“the Village”)

PROXY FORM

For use by registered Life Right Holder(s) of the Village, recorded in the Life Right register as at the Record Date, to be used at the AGM to be held at **Evergreen Broadacres Lifestyle Centre, 43 Frederick Road, Broadacres Park, Johannesburg, on Tuesday 07 June 2022**

I/We [please print name(s)] _____

being the holder(s) of a Life Right in Unit _____ in the Village, hereby appoint (see instruction below):

1. NAME: _____

RSA ID NUMBER/DATE OF BIRTH: _____ or failing him/her,

2. NAME: _____

RSA ID NUMBER/DATE OF BIRTH: _____ or failing him/her,

3. the chairperson of the Annual General Meeting,

as my/our proxy to attend, speak and vote for me/us and on my/our behalf at the AGM of the Village to be held on Tuesday 07 June 2022 at 12h00, or at any adjournment thereof.

SIGNATURE/S _____ DATE: _____

ASSISTED BY ME (WHERE APPLICABLE) _____

Instructions on signing and lodging the proxy form:

1. A Life Right Holder(s) may insert the name and RSA identity number or date of birth of a proxy or the names of two alternative proxies of the Life Right Holder's choice in the space/s provided above, with or without deleting "the chairperson of the AGM", but any such deletion must be initialled by the Life Right Holder(s). Should this space be left blank, the chairperson of the AGM will exercise the proxy. The person whose name appears first on the proxy form and who is present at the AGM will be entitled to act as proxy to the exclusion of those whose names follow.
2. The completion of any blank spaces above need not be initialled. Any alterations or corrections to this proxy form must be initialled by the signatory/ies.
3. A proxy shall not be a minor.
4. Proxies to be limited to residents of a village (incl. tenants)
5. To be valid the completed proxy forms **together with all listed proxies' green bar-coded identity documents or smart identification cards issued by the South African Department of Home Affairs, or valid passports for foreign nationals**, must be hand-delivered to the Village

Managers' offices, alternatively emailed to liesli@evergreenlifestyle.co.za , by no later than **16h00** on **Monday , 06 June 2022**. (See note 1)

6. Documentary evidence establishing the authority of a person signing this proxy form on behalf of the Life Right Holder in a representative capacity (e.g. power of attorney or Letters of Curatorship) must be attached to this proxy form.
7. Any proxy appointed to attend, participate and vote on behalf of a Life Right Holder at the AGM must be able to present reasonably satisfactory identification at the meeting for such proxy to attend, participate and vote at the meeting. A green bar-coded identity document or a smart identification card issued by the South African Department of Home Affairs, or a valid passport for foreign nationals will be acceptable forms of identification.
8. The completion and lodging of this proxy form shall not preclude the relevant Life Right Holder(s) from attending the AGM and speaking in person thereat to the exclusion of any proxy appointed in terms hereof, should such Life Right Holder(s) wish to do so.
9. The chairperson of the AGM may, in its sole discretion, reject or accept any proxy form which is completed other than in accordance with these instructions.

EVERGREEN BROADACRES

(*the Village*)

NOMINATION FORM FOR ELECTION TO THE RESCOM

I/We, the undersigned, being the holder(s) of a Life Right in Unit _____ in the Village (**"Proposer"**), hereby nominate:

NAME: _____,

a Life Right Holder of the Village, to be appointed as a Rescom member, which appointment may (if necessary) be voted on by Life Right Holders at the AGM on **Tuesday 07 June 2022**.

NAME OF PROPOSER _____

SIGNATURE OF PROPOSER _____ DATE: _____

CONSENT BY NOMINEE

I, the undersigned, (print name) _____
(**"the Nominee"**)

hereby accept the nomination to be appointed as Rescom member of the Village.

SIGNATURE OF NOMINEE _____ DATE: _____

KINDLY NOTE: To be valid the completed Nomination Form together with the brief CV of the nominee must be hand-delivered to the Village Managers' offices, alternatively emailed to liesli@evergreenlifestyle.co.za, by no later than **16h00 on Tuesday, 31 May 2022**.

EVERGREEN BROADACRES
("the Village")

MINUTES OF AN ANNUAL GENERAL MEETING OF THE VILLAGE HELD ON
12 AUGUST 2021

PRESENT:

G Reed	(Chairperson)
H. du Preez	(Residents Committee Chairperson)
W. Swart	(Village Manager)
N. Mazibuko	(Office Manager)

1. WELCOME AND INTRODUCTION

The Chairperson confirmed that a quorum was present and that the meeting was, therefore duly constituted. Observed that meeting took place in strict compliance with Covid regulations on gatherings. Chairman asked for minute of silence for us to reflect on and pay our respects to those who have family members who have passed or who has lost a loved one.

2. ATTENDANCE AND PROXIES

The attendance register was completed and signed upon entry to the meeting. The apologies received from life right holders were noted.

Chairman tendered the apology on behalf of the Financial Director Dylan Pienaar.

Chairman noted that there were no proxies received.

3. CONFIRMATION OF NOTICE

The notice convening the meeting as well as the previous minutes, annual report by the chairperson of the Rescom, village management report and annual financial report, were taken as read as propose by R. Knowles and seconded by H Du Preez.

4. ACCEPTANCE OF PREVIOUS MINUTES

The minutes of the annual general meeting of the village held on 6 August 2019 were accepted and signed as a correct record as proposed by G. Langmead and seconded by D. Townsend.

5. ANNUAL REPORT BY THE CHAIRPERSON OF RESCOM

The annual report by the Chairman of the Rescom was circulated together with the notice of the annual general meeting and taken as read.

6. VILLAGE MANAGEMENT REPORT

The annual report by the Evergreen Broadacres Village Manager was circulated together with the notice of the annual general meeting and taken as read.

7. ANNUAL FINANCIAL REPORT FOR THE 2020/2021 FINANCIAL YEAR.

Budget distributed via Village Manager's office.

Year:	Income:	Expenses	Nett effect
FY20	7.4 M	9.6 M	-2.2 M
FY21	8.4 M	8.6 M	-300k
FY22	10.2 M	11.4 M	-1.3 M

Discrepancy in last year's expenses due to Covid and having certain services cancelled, therefore it is more accurate to base expenses on the previous financial year FY20.

Numbers so far as at the end of June 2021. Budgeted to show a deficit of R455K. Village actuals sat at having R5k profit. Mostly made up of savings sitting in repairs and maintenance, payroll and catering services. Chairperson thanked Village Manager for her efforts and the residents for their support of the Village manager.

Chairman noted that ELV were in the process of working on budgets and apologised for not involving Rescom more but committed to ensuring that in the next year there is more Mancom and Rescom inclusion in the budget process. The goal is to finish the year on a good note and to have budgets concluded by December 2021.

8. ELECTION OF THE RESCOM

The Chairperson noted that as per the amended house rules Annexure A, this now allows for 7 (seven) Rescom members as opposed to the previous year's 6 (Sic) members.

The Chairperson noted the following 7 (seven) nominations received from life right holders to be appointed as Rescom members.

1. Cecil Fann
2. Graham Brickett
3. Judy Stuart
4. Laurraine Lotter
5. Brenda Brophy
6. Colin Grenfell

7. Chris Edwards

9. GENERAL

Chairman noted that residents were asked to submit question in writing prior to the meeting. Questions were received but residents were also allowed to ask additional questions should they wish.

Question 1:

Compliance with national building regulation in respect of Fire protection in the clubhouse, confirmation is required that the fire hose installation in the clubhouse complies with the National building regulations.

Answer:

Village Manager confirmed compliance and invited residents to view the necessary compliance documents via her office.

Question 2:

Lack of compliance to rules and traffic signs needs to be improved. Speeding limits are not adhered to, as well as dog dropping not being picked up in the Village needs to be addressed.

Answer 2:

Communications go out regularly about these issues. We have in the past asked that when you see someone speeding or not picking up after their dogs, you notify the office immediately so that we can address it immediately. It is however something that everybody has to support and adhere to. This is not isolated to just Broadacres, this is common complaints from all Villages.

Question 3:

Irrigation for pavement does not work effectively all the time as the water pressure is often not sufficient to irrigate the correct area.

Answer 3:

Village Manager confirmed that the irrigation system certainly has the capacity to irrigate with the correct pressure on the different lines that are programmed. Our challenges come in where residents go and open the valves themselves to irrigate their sidewalks outside of their allocated times. This then causes the system to lose pressure because water is redirected to lines that are not on the times to run. Thus, residents scheduled irrigation times are then affected. The system is programmed to irrigate all areas twice a week only. We stick to twice a week only due to the fact that overwatering in the top of the village causes subsoil water problems lower down in the village due to the clay content of our soil. We have distributed schedules to residents to indicate when and what times their section will be irrigated and asked that if you see your irrigation is not running correctly during these times that this gets reported to our Maintenance Manager to investigate. We have also subsequently gone and bought locks and are locking valve boxes to prevent residents from tampering with valves.

Question 4:

City of Johannesburg Sewerage Tariffs. Residents request management support in application for fairer sewerage tariffs.

Answer 4:

Village Manager responded that Management absolutely supports residents. Management has written to COJ and numerous other council members. We have been told that you can only request or apply for a tariff change when the COJ are taking comments from the public on their proposed new tariff structure that happens every two years. We have forwarded all our correspondence through Laurraine Lotter as well. But we remain at the mercy of COJ who can either agree to change our tariff or deny our request and stick to their original tariff band that was allocated to the village.

Question 5:

Fibre installation update on when this will happen.

Answer 5:

Installation started and was due by the end of June. But then halfway during the programme Covid restriction had to be applied again and we had to remove workers from the programme. The contractor himself was delayed with restarting the programme due to contracting Covid himself as well. But the program restarted up this week and we will carry on. Most of the trenching and main cables have been done. The next steps now is to pull the fibre into the homes. As they go about doing this and they discover that there are blocked sleeves, they will have to either trench or find alternative ways to get the fibre connected inside houses. The estimated time of completion of this program is end of August 2021.

Question 6:

Question was raised around the Top Pond and the repairs required there due to the sink hole that has compromised the dam wall.

Answer 6:

Chairman advised that lots of consultation has happened with the engineers and that it was the intention to get the hole repaired and then manage the water levels to such a point where we can see what works and what does not. We will use a product called "Damit" which is a granular powder on the embankment around the sinkhole to seal it and then manage water levels accordingly. Work on this should commence in the following week.

Village manager also mentioned that consultation with engineers also focussed not just on what would be aesthetically pleasing to the eye, but to also ensure that the pond is capable of doing what it was designed to do and that is attenuate. This is an attenuation pond and not a dam. So the capacity of the pond needs to be considered to ensure it prevents flooding to the bottom half of the village and to houses around it.

Question 7:

Signs at the main gate is recessed and not clearly visible to drivers approaching the main gate. Suggestion that a second sign or a new sign in a more prominent location be considered and investigated.

Answer 7:

Placing signs on the side walk is not allowed by Council and we need to ensure that any signage is not in direct line of our CCTV cameras which we monitor. Village Manager with the Manager of the Home owner's association of Dain fern Ridge recently formed the Frederick Road Association with the majority of other complexes that have entrances onto Frederick Road and part of this is that we all monitor the road in front of our properties and our guardhouses are all on one Whatsapp group where we can advise each other of concerns or incident immediately so we can prevent crime and assist in clamping down on crime in Frederic Road. So not obstructing the CCTV line or view of the road is important.

Question 8:

Request for LED sign at appropriate location in the village was raised again as a way to communicate with residents as a lot of resident's battle to read Whatsapp messages. Although management have responded to this request prior year it was asked that management re look the request again.

Answer 8:

Chairman's feeling remains the same. If people are battling to read Whatsapp messages on a device they have in their hands for 8 hours a day, they will battle even more to read a sign. It is an unjustifiable expense to put an electronic sign up that people are not going to read. Chairman stated that he is not objecting to the sign as such but he is questioning the effectiveness of putting up a sign.

Question 9:

Installation of equipment to improve film viewing experience for residents.

Answer 9:

Chairman said that he was very happy to get quotes and to go ahead to get it installed ASAP. Let's get the quote and let's get it done rather sooner than later. My suggestion would be that we get a professional company to give us their advice in terms of what to use whether it is a screen and a projector or what would work best. Let's get the quotes and let's get it done.

Question 10:

Ground water seepage around unit 20 and 49 as well as extension of borehole irrigation.

Answer 10:

Village manager stated that addressing of ground water seepage has started. There were more than just unit 20 and 49 on the list. The first house that was given priority was unit 118 because the seepage caused flooding into their lounge. This was addressed by putting in channels and drainage around the patio that channels water to the main storm water line. Storm water drainage across the road by unit 114 and 116 was done and completed next. Next on the list to be addressed was owl crescent drainage and then we would go further along to get to unit 20 and 49 as well as looking at covering the storm water channel in front of the clubhouse. Chairperson took a question from Dave Campbell about how we were

going to fill the channel in front of the clubhouse without compromising the original storm water design. Chairperson responded that the channel was not going to be filled but rather that a lot of work has gone into looking at creating a covered channel that will still allow storm water through and then just filling soil over the channel to remove the open channel from the lawn so that is even and then to plant grass over it. So it is a u-shaped cement channel that will be placed over the current channel to create an enclosed storm water channel according to the specifications that we have received from the original storm water engineer. Chairperson remains committed to getting this done, but we do have to get the funds from EPI for these projects. Chairperson will keep motivating for this project to get done.

Question 11:

High frequency of water leakages to the mains should be investigated with the view to understanding the causes and reducing frequency.

Answer 11:

Village Manager explained that every time there is a leak or when a water meter needs to be replaced, we need to shut down the water in order to effect repairs. We do replace water meters regularly and this is mainly due to ground water that fills the meters and causes algae damages to the screen which in turn can then not be read to have an accurate consumption to charge residents for their water usage. We have also recently had a lot of council shut downs due to burst pipes as well as connecting of new complexes going up around the village. So, there is very little we can do about that. What is currently being done is to install an additional valve when replacing water meters to the houses so that should we in future replace meters again, we would be able to isolate houses individually with these valves without having to shut down the entire line in the village.

Question 12:

Question was raised about Evergreen Health. Roger Bowden raised a question with regard to the take over of Evergreen Health.

Answer 12:

Chairperson responded that in 2019 as a business the decision was taken to take over the health care business from Unique Health for various different reasons across the seven Evergreen portfolios, Evergreen Broadacres being one of them. It was a stepped approach that we start in our smaller Cape Town villages that did not have a frail care facility so we started insourcing them into an Evergreen Health business. We then planned to in May 2020 start the insourcing of the frail care business in Muizenberg with an outlook to insource the Evergreen Broadacres frail care in September 2020. In March Covid happened and we all had to man the battle stations and the process of insourcing slowed down. Then in July 2020 amidst the pandemic Unique Health went belly up in Cape Town and their Cape Town branch closed up overnight. We had 60 nurses walking out on us, it was myself, Elize Porter, Melanie and Yolanda Wilson and Neo. The five of us had to do the work of 60 nurses for a week to keep that facility going and to ensure those residents were cared for. We successfully took over the facility around October 2020. Obviously, the last step was to take over the Broadacres facility which was a much smoother process than in Muizenberg. Marius and his team stayed on so this has made for a much smoother process.

Rodger Boden asked a question relating to this, stating that before lockdown his wife went to frail care, after lock down he asked staff for her to use a stroller rather than a wheelchair. After lockdown he found that his wife's condition had deteriorated and that she was sitting in a

wheelchair. He believes that this has made therapy much harder and that beds are too high as many residents are short and this makes getting in and out of bed harder for them. He would really like to see more effort made to keep people out of wheelchairs and keep them on their feet and walking.

Chairperson acknowledged Mr Bowden's suggestions. He continued to state that one of the challenges Evergreen Health is facing is getting a practise number. There is various reasons for this we discovered after doing quite a lot of investigation, the fact that the Board of Health care funder and the Department of Health are no longer issuing any practice numbers for what they refer to as "home care licenses" which is something we need to acquire. One of the ways for us to get this is to purchase a dormant company with a practise number as a going concern. There are a few of these around. We have started using the services of legal advisers because there were cases before where the Board of Healthcare funder and the Dept. of Health were taken to court before and they had to issue practice numbers. We do believe that this is probably a process that will take extremely and that it would be easier to purchase a going concern.

We have been in some fierce debates with Rescom members in particular the last week about the billing. The billing we concede is something that needs attention. We are reliant on this business generating revenue to make it viable so rest assured that getting this resolved is a priority for us.

Question 13:

Waste handling and recycling needs attention

Answer 12:

Chairperson visited the area earlier in the day and agree that this is an area that needs attention. It certainly is not an area that is impossible to use at this time but it is an area that needs attention. Plans are currently being drawn up for this area but any work we want to do there will have to go through to be approved by council. It is not an impossible process but it is also not the easiest process to go through. Village Manager is looking at moving some of the bins and equipment into the basements of the apartment blocks. This will then free up a bit more space in this area. We are getting quotes in to get a full-time sorter in who can sort refuse into different recyclable bins and we await this quote. We also have the current Communication room to the left of the gate that is used for communication and cabling in the village. After our fibre project is completed, we would be able to empty this room and use it as a storage area for gardening equipment which will free up the garage area for us to use for sorting etc.

Question 14:

Ongoing subsidisation of standard of living in the Village. While grateful that levies have not increased to make up the deficit and short fall, we are concerned that we do not foresee any prospect of a break-even situation where levy increases could be kept lower than CPI plus

Answer 14:

This speaks to the finances of the Village. Chairperson assured resident that it is absolutely the intention and it would be silly for it not be our intention to keep the levies and the increases as low as possible. We are however not immune to increases and the prices of goods increasing. We do try to negotiate with suppliers where we can and try to show savings where we can. Staff and Management including myself have not taken an increase in three years. I can't see increases happening in the near future however it will need to happen at

some stage as from a personal point of view we will not keep the amazing staff that we have if we don't give them an increase at some stage. They have all been extremely committed by taking a zero percent increase. Again, assurance was given that ELV wants to get to a breakeven scenario as well, as no business model in the world can run at a loss. So, we cannot run at a loss forever. I concede that last year we rushed through the budget because we were under pressure to complete it. I assure you that with the newly elected Rescom and Mancom members we will include them next year and try to come up with a budget that gets close to breakeven. There are nice to haves and there are need to haves in this business. I am sure that with Mancom and Rescom's assistance we can get to a point where we can differentiate between the two and come up with a budget that gets to break even.

Questions from the floor were taken:

Dick Townsend Question:

Painting of houses, plaster is cracking and falling down of the walls, when will this get done.

Answer:

Chairperson commented that he has been in many conversations and emails or Whatsapp conversations with resident about this. The painting of houses was going to be affected in 2020 and then enters COVID. It was an approximate R2.75 million rand to get the village painted. It has to be approved at Board level; we cannot spend that amount of money without getting board approval. We had board approval for it in 2020. When lockdown was over and we relooked at it we had contracted with a company called Black Land, and they had gone bankrupt. So, we had to go back to getting quotes and we asked Graham Wallace the project manager who was involved here from day dot to get us quotes. Graham was in Cape Town where he helped manage projects at Noordhoek and he has been seconded back to Broadacres permanently to come and manage the House painting project. We have the Black Land quote in hand and we have a board meeting coming up. I believe getting approval will be a simple process because there was board approval on this before. It is not a surprise that they don't know is coming they do know about it. It is unfortunately just a bit of a process that has to be followed. We want to do it in winter when it is not raining. So, it is imminent in the next month or two.

Judy Stowell commented that cheap paint is not a good idea as it won't last, her request is that the quality of the paint be considered. Chairperson assured Judy that we had a long discussion about paint and the quality of the paint. And we considered the guarantee on the paint. We had Plascon specialist out with samples and UV ratings etc. to ensure we get guarantees and good quality paint. R2.75 million rand is a huge amount of money to invest and we want to make sure we don't need to reinvest after two or three years so we are definitely getting the best quality paint.

Elske Fann Question:

Fences between houses and neighbours has collapsed, what is being done about this?

Answer:

Chairperson responded that there are two different types of fences in the village, originally when the village was built, they used wooden fences and we have moved to steel fences more recently because the wood don't last. So, replacing the wooden fencing with steel fencing in the village will be in the millions so the approach is to slowly start replacing them, and that is what we have started to do. Wilma has a three-year program that she is rolling out, so if you fence has collapsed or becomes a higher priority on the list, I suggest you get hold of Wilma so she can move your fence up on the priority list. We have to do the fences, it

will be done, unfortunately we just can't do it all at once and it has to be a programmed approach. Village manager mentioned that Covid had put the program behind schedule due to not having contractors on site as well as the fact that steel is not available. We have numerous fence orders on back order because there is a steel shortage as an after effect of Covid.

Henry Dobrowolski question:

Leading on from the devastating fire at house 36 have you done an analysis on how you are going to improve the fire reaction during an emergency because the fire reaction was pitiful. Henry also enquired about getting clarity on whether or not we were allowed to use the fire hydrants and hoses in the village as the Fire marshals knew where they were and could have gotten hoses running well before the fire brigade arrived.

Answer:

Village manager answered that this was all analysed and yes, the fire department took long to get here but our own internal reaction time was actually pretty good. But we learn from each situation so we will be scheduling another fire drill for residents in the near future even though we only need to do one a year we will have these more regularly. We have been in contact with the fire chief at the fire department and we have invited him to come out and join our fire drill to get some comments from him on how we can improve. We need to also thank residents and staff who all jumped in with buckets and hoses to help contain the fire and prevented it from spreading further than house 36. It is a regulation to us to comply to fire standards which we 100% do, we employ an extremely reputable Health and safety company to guide us on health and safety regulations. As you can imagine from a basic business point of view dealing with vulnerable residents and citizens of the country it will not be in our best interest not to comply with any of those. Yes, we can always improve and do more training and relook training with our fire marshals, but I back Wilma in saying that yes, it is tragic what happened but thank goodness that it was not at the cost of loss of a life. We are humbled by the kindness, generosity, donations and assistance of our residents. It just solidifies my often comments, that there is an amazing sense of community in this village.

Nello Vercellotti Question:

How are sales of the apartments going? I understand that there were delays due to Covid but if my understanding is correct the sales and filling up of the apartments, the more units are sold that will help with the levies?

Answer:

Chairperson thanked Nello for his question. Our business model is pretty simple, we don't do pre sales, due to issues in the past. Sales are twofold. I can assure you that the rate of sales is directly related to people's sales of their primary residence. We are seeing this in Cape town as well where the selling of the primary residence is slowing down the purchase of the life right. The developer Evergreen Property Investment a soon as they finish building, and snagging and get the occupancy certificate, the developer then hands them over to the operator which is Evergreen Lifestyle Villages who Wilma and I represent and the developer pays levies on vacant units till the unit is occupied. If you look at our village accounts you will see that those levies are paid over. So, these levies are paid over until the very last unit is sold and occupied. To your point, yes, the sooner we sell it and we get people into our village it

does help us because we want people to contribute. So you are not paying a levy now based on the amount of units occupied, you are paying a levy based on the amount of units in the village. We agree that nobody likes seeing empty units and our units are nice so we want to see them occupied as it also contributes to the general community in the village and the general public in the village. Speaking about sales someone asked me to speak about sales before the meeting. We did have some dedicated sales people in Johannesburg, many of you knew them. During Covid it became evident and it is unfortunate that people have to retire. They were all passed retirement age and we had them in our business past their retirement age. So we made a decision by the board of directors for the greater Evergreen Retirement holding to retire everybody over that certain retirement age. It was not just the sales people in JHB but it was all people over that certain age throughout our business. What we then did across all the Villages was to rope in our Village managers to assist us in the showing of our apartments. So if you are dealing with an agent in sales you are dealing with someone in our head office but when you physically want to view the property you will deal with the Village Manager. Our theory behind that is that nobody knows the village as well as they do. We then came up with three very interesting sales tools that are unique to Evergreen. They are called sales enablers. The three sales enablers we have are:

1. **Try before you buy** – we furnish out some vacant units and we get prospective purchasers to actually stay for a night or two to experience the Village. At this stage we have a 100% conversion rate, so every single person that has stayed in our try before you buy apartments have purchased a life right.
2. **Move in tomorrow** – even though your primary residence has not sold yet, we will allow you to move into the village and you can start paying levies whilst you are in the process of selling your house.
3. **Flexible Pricing** – This is something I believe is ultimately the way we should be selling life rights; it is based on what we call the life expectancy tables. And not pricing at the value of the property because you are not buying property. So, if you are 70 years or older, you can get up to 30% discount on the initial purchase and that refund in very layman's terms instead of getting full refund at the end you get a smaller refund at the end because you had a discount up front. We have sold quite a few life rights like this.

Kate Van Rooyen Question

We need assisted living for those that don't want to go into frail care. If one could just have a small unit similar to the apartments you have now. I think it is an important extension of your offering here.

Answer:

Chairperson commented that the age in our villages are moving up, and as our villages get older, we start having more mature residents. So, our average age in certain villages have gone up and we realise that there is a need for assisted living. As part of the property, we bought next door our long-term goal is to build a hundred bed frail care next door and we want to convert the current frail care into an assisted living unit. But again, the wheels turn slowly. There is also upside for resident who are in big houses to downscale into apartment and the new pricing model is extremely beneficial because what it will do is allow people to sell a life right in a big house and get "X amount of money back. And then purchase an apartment life right at a reduced price which will liberate some cash that will help you carry on for the rest of your life.

For some reason there is quite a negative perception around our apartments, in some villages they are called flats, in some villages they are called flavellas and in some village

they even refer to them as shacks. So the house people versus the flat people and there is some sort of negativity. I can't understand it our apartments are lovely and beautiful and certainly more manageable to clean and maintain than a bigger house. We are putting some packages together for our apartments that includes cleaning of your apartment and laundry to be washed, and ironed as well as certain meal offerings which will cater towards assisted living.

Keith Heiman Question:

Do we have a physiotherapist in frail care?

If people are in bed for a long time, they should be provided with surgical stockings from ankle to hip to aid in blood circulation. Does this happen in Frail care.

Answer:

Marius Grobler acknowledged that frail care does have a physiotherapist and that stockings are provided for such patients.

Lauraine Lotter.

Vote of thanks to the people who are leaving Rescom. In particular Hennie who has been under extremely difficult circumstances a dedicated worker in the best interest of all residents. I would also like to name the other three namely: Royston, Basil and Jimmy.

CONCLUSION

With no further matters being raised, the chairperson thanked all present for their attendance and declared the meeting closed at 16:50.

RESCOM CHAIRMAN'S REPORT

This report covers the period 12 August 2021 to May 2022.

I took over the chairmanship at last year's AGM and would like to thank my predecessor Hennie du Preez for leaving me with a sound ResCom operation.

I am sure we had all hoped that by now, COVID would have been behind us, unfortunately, this is not the case. However we are hopeful that there will be no restrictions on function numbers as a result of COVID very soon.

The sterling work of Evergreen in getting us all vaccinated with minimum hassle must be acknowledged.

Installation of fibre to houses in phase 1 and 2 was finally completed thus fulfilling a long-standing promise. We trust that we will not have to wait as long for the fulfilment of the commitment to paint all the houses in the Village. We do realize that there were some houses, particularly on the main thoroughfares used to transport prospective buyers into the Village, that looked much worse than others and that these were singled out to be first in the long queue of houses waiting to be painted. Recent rains notwithstanding, the painting of the first group of eleven houses is almost complete and we are disappointed that there has been no news shared with residents as to the project plan for painting the rest of the houses in the Village. There are many houses, which are in just as bad a state as those that have been painted. They are just not as publicly visible. Please can we have a project plan for the remainder of the houses?

Evergreen health has been offering a clinic health service since May last year. Despite repeated promises at the launch of this service that we would be able to claim the costs from our medical aid, this is still not possible. We appreciate that efforts are being made to address the situation but without a practice number we understand that it is impossible. Even if they did have a practice number, their billing system remains chaotic, which is very disconcerting.

We appreciate the progress that has been made with some medical aids in getting them to pay if we get pre-authorization from a doctor. This remains challenging as the types of clinic service being used by residents are often not known in advance and for which it is therefore impossible to obtain preauthorization.

We do hope that there will really be resolution of the practice number issue in the near future.

Our re-established Waterhole is making a significant contribution to building a sense of community. Our thanks to John Schulkins and Hans van Wijk for their impeccable management of the venture.

ResCom will be undertaking a Customer Satisfaction Survey in July this year. Residents have committed to participate in the survey

Last year we had a list of capital projects that we had had on a list for some time. At the Residents Annual Caucus held earlier this month there were a number of concerns raised that there was little or no progress on projects that had been on the list for a number of years. We believe that it is important to get a complete understanding of how these projects could be funded in the future and where they are on a priority list. We appreciate the greater openness in respect of the Village budget, which we are experiencing this year. We welcome the opportunity to engage meaningfully in the approach to achieving a breakeven operational budget. ResCom has been trying to encourage management to achieve a break-even budget for some time and while the

current budget is still some way off where we believe we need to be the principle of a break-even budget and user payment for services is firmly on the table. While it may not be possible to achieve the objective of a break-even budget overnight, ResCom is confident, that if residents are afforded the opportunity to play the role of partner for life as envisaged it should be possible to achieve the stated budget objectives, while at the same time recognizing that affordability of the offerings remains a key concern of residents.

Last year, ResCom worked with the Village Manager to improve the reconciliation of the electricity account and although solid progress was made, complete reconciliation, remains elusive. We look forward to working with management to move closer to complete reconciliation, which we understand is a key goal of management.

We wish to recognize ELV, particularly, the Village Manager and her staff for the role that they play in keeping the operation of the Village on an even keel. We look forward to greater co-operation in the New Year.

I would like to acknowledge the sterling contributions to the ResCom of Graham Brickett and Chris Edwards, two longstanding members of ResCom who have decided not to stand for re-election.



EVERGREEN BROADACRES
("the Village")

VILLAGE MANAGER'S REPORT FOR 2021/2022

1. INTRODUCTION

As lockdown levels were lifted, Evergreen Lifestyle Village Broadacres returned to more normality with regards to functions and events for residents over the past 9 months.

Social activities have resumed with Covid protocols of mask wearing and hand sanitizing being adhered to have become part of our normal daily lives.

Contractors returned to the Village and work on projects that were halted by Covid such as Fibre installations and house painting kicked off.

Sales efforts to sell apartments started again and resulted in us welcoming residents into 14 Apartments to the Village.

2. VILLAGE DEVELOPMENT

With the completion of our Bushwillow apartment block, we now boast 108 apartments and 130 houses which brings the village to a total of 238 Homes.

We have purchased the land on the opposite side of the borehole and compost area known as 10 Lombardy Road for later development.

There are 230 residents living in the village presently and our demographic is made up of 69 couples and 92 single residents, with an average age of 80.

Our village is a very popular, sought-after development and over the last 9 months we have had 7 units becoming available for re-sale as well as welcoming 14 new apartment residents.

It is with great sadness that we remember the passing of Bryce Rielly, Brian Quinn, Ernest Hodgson, Dr Boden and Jean Spurr

We also said a fond goodbye to Pat and Brian Morgan, Corrie Cartwright, Ann Simpson, Chris & Tess Sleight, Vera Harvey and Margaret and Manfred Leitner, who moved out of our Village.

We would like to extend a very warm welcome from our village community to the following new residents: Kirsten Chalkers, Merle Gush, Klaus Kreft, Neville and Rina Willemse, Tom and Coila Kneen, Lisa Nuttall, Deidre and Tim Tilden-Davies, Christopher and Pauline Joyce, Charles, Margo and Darren Clarkson, Cedric Wood, Willie and Hester Kraamwinkel, Dr Ellen Blekie, Dennis Allen, Maureen Tucker, Rita and Steward Cloete, Rose-Marie Bryson, Patrick and Victoria Broad and James McGibbon. Deneise Gregor. Julie Du Preez.

3. SECURITY

Our service provider remains Thorburn Security. The on-site supervisor, Jabulani Nkuna tragically passed away in March 2022. We welcomed Jannie Janse Van Rensburg as the new Site Manager to our Village from the 1st of April 2022.

We have invested in various security upgrades over the years to better protect our village and residents. We maintain the cameras and systems that cover all our boundary fences and certain areas in the Village. Electric fence software as well as two identity scanners at the main access. We continually monitor our security services as the safety and well-being of our residents is of paramount importance to us.

We take security very seriously and wish to remind our residents that, although we live in a secure environment, it is still their responsibility to ensure the safety of their personal belongings by locking their valuables away and closing their windows and locking doors when they are not at home.

We recently formed the Frederick Road Association in conjunction with all complexes on Frederick Road. The Executive Members are Alf Stevens from Dainfern Ridge, Charles Dinakar from Chateau de Provance and myself as Village Manager for Evergreen Lifestyle Village Broadacres. We have 13 Complexes on this association, and we meet bi-monthly to discuss safety and security matters in our road and area. There is a R100 monthly fee for each property that joins the FRA, this money goes towards fixing potholes in our road as well as clearing up overgrown sidewalks and empty plots to increase safety. The collective efforts of the Association have been able to get much faster response times from the council and Eskom in dealing with issues of streetlights not working and water leaks in the area. We have also lodged a request with JHB Roads agency for traffic calming speed humps in Frederick Road. We met with our new Ward Councilor and communicate with him on a regular basis with regard to issues in our road. All guardhouses are linked via a WhatsApp group to increase communication speed and effectiveness should any complex experience any issues. This collaboration has been hugely beneficial in identifying security threats and led to the arrest of the suspect who was responsible for assaulting a lady in the open land on Pine Road. Through this association we can get access to the Vuma Cam on the corner of Frederick and Pine Road as well. The association has on several occasions tended to filling potholes in Frederick and Pine Road as well as doing a general clean-up of the open pieces of land around us. We will continue with this initiative into the future.

4. EVERGREEN HEALTH

Healthcare is one of the pillars of the Evergreen Lifestyle Villages. We constantly review the healthcare services in the village to ensure they remain relevant, of high quality and are cost effective in relation to the needs of and utilisation by residents.

Marius Grobler heads up the Care Centre at Broadacres and his healthcare team has done a tremendous job over the last year in securing and administrating Covid19 Vaccines and booster shots; all in the comfort of our own Village. Marius and his team have been exceptional in their care and professionalism during the Covid 19 pandemic, not only in preventing infection but also caring for those who did contract the virus, be it at home or in the Care Centre.

Evergreen Health also managed to secure flu vaccinations for the entire village, that was also administered free of charge to residents

Evergreen Health is committed to getting the Care Centre licensed and keeps pursuing a Sub-acute license. Having completed and passed our Department of Social Development audit, we now await our Dept. of Health audit in the next few weeks as part of the process in obtaining a license.

In the absence of a license or practise code, we have been successful in our negotiating with medical aids such as Discovery who administrates other funds to allow us to provide home care and certain pre authorised procedures and claim directly from medical aid.

5. CATERING

Chef Andrew Hammond of Reef Catering has provided excellent daily meals, as well as meals for the social events at the Village. Andrew and his team have catered many wonderful functions and events over the last year with great success.

We have introduced a new a la carte menu and bright crockery and table décor to improve on our breakfast take up as well as giving a bigger variety of meal choices over lunch.

We have introduced one special themed Sunday Lunch per month such as our Easter Sunday lunch and Mother & Father's Day lunches. It is pleasing to note that the number of residents attending these have grown tremendously with each Sunday lunch sitting almost reaching a 100 people.

6. SOCIAL EVENTS

The Hospitality Committee goes the extra mile to create the right ambiance with decorations, table settings and many other arrangements and are a huge asset to the Village.

They work tirelessly to ensure that our residents enjoy a wide range of events, social activities and entertainment options. Our monthly activities include a weekly line dancing classis (Beginners and

advanced), Thursday night movie; bingo evenings; a weekly Friday night Waterhole; Men's pool and snooker on Monday evenings, and ladies pool and snooker on Tuesday evenings, Art classes on Monday and Wednesday mornings, knitter and natter, social dinners and theme evenings. Our residents are also involved in a book club, library mornings, scrabble, two bridge groups and Petanque that is increasing in popularity. We hosted a magnificent Village Christmas function with Jozi Opera getting a standing ovation from residents.

The Waterhole continues to grow in support under the management of John Schulkins, Hans Van Wijk and Peter Hubner. The latest addition to the Waterhole is the newly installed backboard and dart board that is now available to those who wish to play.

I would like to say a big thank you to Laurraine Lotter and her support groups who help organise the most enjoyable events, functions and outings and to all the other residents who run clubs and who attend and support our many events. They all contribute to making this a festive village and a vibrant community.

7. GARDENS/LANDSCAPING

The garden maintenance service, provided by Four Seasons Group, supplies dedicated gardeners who take care of our common village gardens. We have endeavoured to maintain a high standard in our gardens whilst keeping to our mandate of growing and nurturing indigenous plant life.

We have experienced good rains in comparison to last year. The Village and the entire Broadacres area have experienced an increase in water shuts downs from JHB Water due to the rate of expansion in our area. With two new complexes being developed across the road from us, this also causes shutdowns as they must connect units to the water system. The water storage tanks that are connected to the borehole has proved particularly helpful during periods of water outages as residents can have access to the water in the tanks and the borehole.

8. HEALTH & SAFETY

EcoSafety continues to be the contracted service provider that performs quarterly independent surveys of Health and Safety in the village. We constantly strive to be compliant and do monthly checks and reports to ensure we provide a safe environment for residents, staff and visitors.

Our Village fire drill was conducted in January 2022. We did a separate fire drill for the apartments so as to ensure all resident were taken through the evacuation plan in detail and knew who their fire marshals are. All fire extinguishers have undergone their annual service to ensure compliance.

9. MAINTENANCE & RENOVATIONS

We continue to deal with the day-to-day maintenance issues as and when they arise. Over the past year we have:

- Completion off the fibre installation project to phase 1 and 2 houses.
- Kicked off the painting of houses in the village.
- Completed the rebuild of house 36 for Sally Branson who moved back into the Village on

- 20 May 2022 after the tragic fire that destroyed her unit in late last year.
- Dealt with numerous water leaks and water meter replacements.
 - Repainted the boundary fence by the bottom end of the Village.

10. COMMUNICATION

We continue to provide regular and prompt communication with residents.

We currently send out our more informal weekly “What’s Happening” e-mails and mail posters advising residents of forthcoming events. We have relaunched our monthly Newsletter to tell residents what happened in the previous month but also to let them know what is planned for the following month. The newsletter helps us to introduce new residents that move into the village to existing residents as well as providing new residents with details of what is on offer in the village.

Whatsapp has become a more direct means of communication to share photographs and videos. SMS messages are sent out for those residents who do not have smartphones with urgently important information. In the event that more official or detailed communication is needed, we send out circulars as and when required.

11. HUMAN RESOURCES

Over the past year we have replaced one Duty Manager Positions and welcomed Kim Grimes to the team. We also had a temporary replacement receptionist (Tshepiso) during the 4-month period that Tshwanelo was on maternity leave.

Kieara Hyman continues as Administration Manager her friendly and efficient way has contributed to the smooth running and administrating that goes into running the Village.

Thank you to Marius Viljoen for his continued dedication with keeping all issues of maintenance and facilities under control.

Our Housekeeping team – Pretty Mdluli, Nedie Dlamini, Rose Matsafu, Dimakatso Kay for keeping us safe in ensuring high hygiene standards and sanitization are maintained.

Thank you to our utility workers – Silas Motlapo and Jabulani Nkosi for their dedication and hard work as well as Piet Tshela who ensures all paint work in the Village is done perfectly and never hesitates to help out in any other areas he might be required.

I wish to thank Roy Martin, the Assistant Village Manager, for his ongoing support and commitment.

I am very proud of you all. We have come a long way together and it is their loyalty and unwavering support that makes us stronger together.

Finally, I wish to thank all the Service Providers for their commitment in making this Village a success.

12. CONCLUSION

I wish to thank the RESCOM members for their support and commitment to the Village and its residents: Laurraine Lotter (Chairman), Colin Grenfell (Vice Chairman); Chris Edwards, Jim Goodwin, Graham Brickett and Brenda Brophy

I wish to thank all the Residents for their wonderful support and co-operation over the past year. Without our residents we don't have a village. I continue to enjoy working here and I look forward to our next year together and trust that we can continue to build on our "partnership for life" in our beautiful village.

Finally, I must thank all the unsung heroes of the Evergreen Group who work tirelessly in the background at head office to make sure that everything runs smoothly in each village, from Sales and legal to administration, maintenance, human resources and finance. Their support and commitment are vital to making Evergreen Broadacres the flagship village that it is.

In conclusion, I wish to extend a big thank you to the Managing Director of Evergreen Lifestyle Village (Pty) Ltd, Garry Reed, for his positive outlook and commitment to ensure that we continue to strive to provide our residents with five-star service; security, healthcare and financial peace of mind.

Detailed Income Statement

	FY2022 ACTUAL	FY2023 BUDGET	
NUMBER OF UNITS	238	238	
AVERAGE MONTHLY LEVY	R 3 476	R 3 578	2,9%
CATERING LEVY		R 250	-
HEALTHCARE LEVY		R 250	-
Note Revenue	10 737 542	9 089 124	-15,4%
Levies: Houses & Cottages	10 676 906	8 123 124	-23,9%
1 Resident Levies	7 853 183	7 703 124	-1,9%
Developer Subsidy			-
2 Additional Person Levy		420 000	-
3 Unsold Units	2 823 723		-100,0%
Levies Received - CSOS	-	-	-
4 Levy Income Catering	-	483 000	-
5 Levy Income Healthcare	-	483 000	-
Other Income	60 636	-	-100,0%
OPERATING EXPENSES AS PER LRA	11 832 845	11 894 736	0,5%
6 Head Office Expense Recovery	856 800	856 800	0,0%
7 Insurance	420 942	392 430	-6,8%
Clubhouse Expense	371 240	275 125	-25,9%
8 Medical Response	194 508	235 805	21,2%
9 Employee Cost Salaries	3 899 538	4 204 049	7,8%
Employee Cost Other	69 181	69 309	0,2%
8 Levies Expenses	71 327	89 960	26,1%
Village Staff & Administration Expenses	230 349	238 769	3,7%
Consulting Expenses	15 000	15 675	4,5%
Information Technology Expenses	136 853	149 148	9,0%
Travel Expenses	20 913	27 690	32,4%
Printing & Stationery Expenses	70 625	73 967	4,7%
Depreciation Expenses	46 301	42 754	-7,7%
10 Common Property: Municipal Utilities	694 993	912 300	31,3%
Property Rates	446 891	189 246	-57,7%
Security	1 889 202	1 958 522	3,7%
11 Village Maintenance	720 218	497 466	-30,9%
Garden Maintenance	640 439	699 721	9,3%
OPERATING EXPENSES NOT INCLUDED IN THE LRA			
4 Catering	524 905	483 000	-8,0%
5 Healthcare	512 620	483 000	-5,8%
Surplus/(Deficit)	(1 095 303)	(2 805 612)	156,1%
3/12 Evergreen Property Investment Funding Operations Loss	1 095 303	2 805 612	156,1%
Surplus/ (Deficit) after EPI contribution	-	-	-

Detailed Income Statement

FY2022
ACTUAL

FY2023
BUDGET

Notes

- 1 No levy increase 1 September 2022. Proposal to increase levies 1 March annually - revised cycle to fall in-line with Evergreen financial year.
- 2 Additional Person levy (2nd Occupant) to be separated from current Levy. Reference as "Basic Levy" going forward.
- 3 FY23 - Evergreen Property Investment (EPI) contribution consolidated to Operations Loss Recovery, thus no subsidy, developer levy on vacant units and developer rates.
- 4 Catering Levy - Recovery of catering facility and services at Village per LRA. Level of service determines rate per unit recovery.
- 5 Healthcare Levy - Recovery of healthcare facility and services at Village per LRA. Level of service determines rate per unit recovery.
- 6 Head Office Expense Recovery - Basic Facilities and Services per LRA. Recovery rate of R300 based on 2,000 Evergreen Lifestyle units (for current cost base). Only 50% of Head Office costs recovered - Evergreen Property Investment (EPI) is funding the deficit of R3.5m.
- 7 Insurance costs - Basic Facilities and Services per LRA. Calculation based on insurers replacement rate per m2 per dwelling type (houses, apartments, etc). Annually reviewed in July.
- 8 Increase attributed to unit increase during FY22 and FY23.
- 9 Salaries - Include 5% forecasted increase.
- 10 Municipal Utilities - FY22 included electricity accrual reversal. Budget for recovery improvement.
- 11 Village maintenance - 4.5% increase on adjusted FY22 spend. FY22 adjusted for abnormal, non routine spend.
- 12 Operations losses - Evergreen Property Investment (EPI) funding losses

EPI total funding FY22:

- Unsold units levies	R2.8m
- Rates unsold units	R0.1m
- Loss for year	R1.1m
TOTAL	R4.0m

EPI total funding FY23:

- Loss for year	R2.8m
TOTAL	R2.8m