

MINUTES OF RESIDENTS ANNUAL CAUCUS HELD ON 21 APRIL 2022

		ACTION
1.	WELCOME AND PURPOSE	
	The Chairman welcomed everyone present and explained that the purpose of the meeting was to identify issues of concern that residents would like to see addressed by Management	
2.	CONFIRMATION OF MINUTES OF RAC MEETING HELD ON 25 MAY 2021	
	Minutes were approved	
3.	PROGRESS WITH ISSUES OF CONCERN RAISED BY RESIDENTS AT MEETING HELD ON 25 MAY 2021	
	Agreed that outstanding matters would be dealt with under agenda item 6.	
4.	NOMINATIONS FOR RESCOM	
	The Chairman explained that nominations for ResCom would be called for with the Notice of the AGM, which would be held on 6 June 2022. Residents should in the meantime think about who they would like to nominate on the one hand and whether they would be willing to volunteer on the other.	All
5	PORTFOLIO REPORTS	
5.1	Communication	
	CE announced that he would not be available for re-election at the AGM. He would carry on with the Thursday evening films	Call for nominations before AGM
	A vote of thanks was raised to Chris for his five years hard work on Chatter.	
	Volunteer sought for this portfolio	
5.2	Infrastructure and development	
	Colin Grenfell presented his report. See Annexure 2.	
	The following issues were highlighted.	
	<i>Water seepage in Owl Street</i>	
	This water seepage in Owl street and some other areas continues to present a safety hazard in wet months and needs to be addressed.	Present to management
	<i>Irrigation Rain Sensor</i>	
	During the recent heavy rains, which resulted in waterlogged gardens, it was noted that the programmed irrigation cycles were operating. It was previously agreed that to save electricity and water that this would be controlled by installing a rain sensor at the irrigation booster pump. A sensor was installed, but has since been removed. Investigation into current situation to be undertaken.	Present to management
	<i>Moveable Partitions in Lifestyle Centre.</i>	
	Consideration should be given to establishing a 'cosier' atmosphere for various activities such as movie night, bridge, scrabble, book club, talks etc. without unwanted distractions from passing traffic or other activities running concurrently.	Include in budget when possible
	<i>Frederick Road Paving.</i>	

	While the primary subsidence of the paving opposite the pond has been rectified it was agreed that stretches of the dislocated edge paving would be addressed.	Present to management
	<i>Ponds</i>	
	The construction work on the opposite side of Frederick Road has resulted in entrained mud and silt feeding into the bottom pond to the extent that its depth has been reduced to about 6"! The continued flow of mud and silt does not settle before the intake to the circulating pump. As a result, the mud/silt is being pumped into the top pond. This results in: <ol style="list-style-type: none"> 1. Accelerated pump wear 2. Decreasing depth of top pond 3. No reserve volume capacity in lower pond (important in winter months) Dredging – especially in the vicinity of the booster pump is urgently necessary.	Present to management
5.3	Finance	
	Cecil Fann presented his report. See Annexure 2.	
	A number of concerns were raised about the proposed new approach to levies, which would result in unaffordable increases. Particular mention was made of the high cost of management now that head office costs had been added to the Village budget.	Include in budget discussions
	Attendees raised concerns about the extraordinary deficit which had arisen as a result of the last minute addition of head office costs and insurance to the Village operating budget at the end of FY2022.	Include in budget discussions
5.4	Health	
	Thank you to Judy Stuart for establishing this portfolio on a sound footing. See Chairman's report in Annexure 2.	
5.5	Hospitality	
	Thank you Brenda for your work in this portfolio. Sadly Brenda is not available for re-election at the AGM.	Call for nominations
	Volunteer(s) sought for this portfolio.	
5.6	Safety and Security	
	Graham Brickett presented his report. See Annexure 2	
	He emphasized the need to report malfunctioning telecare units to management to ensure that unit was always operational.	
	Sadly Graham will not be available for re-election at the AGM Thank you to Graham for his work in this portfolio.	Call for nominations
	Volunteer sought for this portfolio	
	Telecare system needs to be updated.	
	Residents in Loerie Lane again raised concerns at the speeding in that road. Requested that something be done about it. Various suggestions for traffic calming methods were made. This should be in addition to periodic recirculation of reminders to residents to adhere to the speed limit.	ResCom to discuss
5.7	Chairman's report	

	See Annexure 2 for report.	
	Issues arising from report included	
	Imperative to address the recycling of waste now that the previous contractor who collected recyclables is no longer available.	Present to management
	Attendees committed to supporting the Customer Satisfaction Survey	
	Program for repainting the rest of the houses in the Village required	Present to management
	Failure of Evergreen Health to introduce a billing system that allows recovery of costs of service from Medical Aids is of great concern.	Include in budget discussion
	Imperative that users of the Dear Chairman box include names or unit numbers on any message to facilitate a response.	All
6.	Other issues	
	Unsatisfactory situation in respect of low water pressure in phase 3 needs urgent attention. All affected residents to be kept informed of progress.	
	Challenges experienced with maintenance undertaken inside units was raised. Two issues raised were: Cost of service and requirement that resident must purchase any spares needed for the job. This is particularly challenging when affected residents live alone and are housebound.	Present to management
	Termination and Refurbishment of Units circular 015) The current modus operandi is proving to be divisive and subject to much heated discussion in the Village. Clear protocol is required in this regard.	Present to management
	Fire Protection. Progress on the demonstration of the Fire Hose and Extinguishers and regular Training Exercises for the security guards was requested.	Present to management
	Extermination of ants chewing House Foundations in the Village is surely an ELV responsibility. Policy in this regard requested.	Present to management
	Insufficient pressure to effectively irrigate sidewalk gardens	
	A vote of thanks was raised to the chair.	
7.	Closure	
	The chairman thanked all attendees for their attendance and invited them to enjoy refreshments. Special thanks Norma for circulating the roving microphone.	

ATTENDANCE REGISTER AND APOLOGIES

UNIT Number	Name
1	Dick Sheppard
2	Libby Baker
3	Shirley Lombard
4	Lynn Turner
5	Penelope Tsandelis
6	Bev Jackson
7	Val Hutton-Wilson
9	Royston Knowles
11	Kirsten Chalker
13	Keith & Sue Coombe
14	Dave Nesbitt
16	Jenny Hodgson
17	Pat Bayley
19	Gloria Boswell
32	Judy McLaren
34	Chris & Linda Brennan
40	Willem & Hester Kilian
49	Kay Olie
53	Rose-Marie Bryson
57	Rosemary Baird
58	Patrick & Victoria Broad
61	Dave Campbell
62	Taffy & Elizabeth Davies
63	Dick & Kiloran Townsend
65	Marilyn Maclachlan
68	Neville & Rina Willemse
69	Trevor & Heather Morgan
70	Adi Gough
72	Hennie du Preez
73	Maureen & Robin Slogrove
76	Elske and Cecil Fann
77	Laurraine Lotter
79	Robert & Anne Haselum
81	Pat Duthoit
82	Neville & Dorothy Savage
83	Carol Roberts
87	Judy Stuart
89	Chris & Sue Edwards
90	Basil Bold

92	Laurie & Anna Squair
93	Kate Van Rooyen
94	Yolanda Essex-Clark
96	James & Heather Allan
97	David & Judith Powell
99	John & Sheila Schulkins
100	Jill Bronner
102	Dawn Hyams
104	Wally Ross
106	Beryl Vercellotti
110	Charles & Irene Carroll
111	Andrew & Norma Johnston
112	Lilian Hartsliel
113	Arthur Hills
120	Grace Schuurman
122	Henning Brandt
123	Cyril & Penny Rabinowitz
124	Lesley Veiz
126	Graham & Caroline Brickett
128	David & Marion Presbury
129	James & Margo Goodwin
130	Lorraine Phillips
	Acacia
1	Brenda Brophy
3	Colin & Edna Grenfell
5	Chappy & Sue Hartley
9	Hans Van Wijk
11	Jennifer Bramley
12	Norma and Wally Stewart
113	Ivar Skanke
207	Maseri Seretlo
209	Ellen Blekie
212	Dennis Allen
214	Maureen Tucker

APOLOGIES

23	Elsbeth Burkhalter
34	Chris Brennan
40	Viv Pike
66	Graham and Aileen Langmead
71	Sue Jackson
72	Marion du Preez
85	Milne and Emmy Murray
88	Erika Barton

108	Peter and Angela Mc Murray
Acacia	
10	James Mc Gibbon
201	Gerd Seuffert
Bushwillow	
2	Tom and Coila Kneen
4	Liza Nuttall

INFRASTRUCTURE AND ESTATE DEVELOPMENT

Original wish list comprised

1. Irrigation (provision) of Phase three.
2. Provision of irrigation water access to apartment units 5 to 12.
3. Improvements to the waste recycling area.
4. Provision of irrigation access to the common area (open area) when viewed from the Lifestyle Centre.
5. Irrigating and beautifying the pond area outside the Lifestyle Centre and the area “new berm” area when viewed to the left of Acacia Apartments / where benches are situated.
6. Maintenance of the pond in line with professional advice and the restocking with fish. The pond is a most important feature of Broadacres.
7. Addition of suitable trees / large pot plants on the pavements / lifestyle centre pavements when viewed from Acacia.
8. Addition of speed bumps on the road around the lifestyle centre / Acacia / Bushwillow.
9. Establishment of a carpentry workshop at Acacia.

Results

EPI approved projects

1. The planned improvements to the waste recycling area have been discussed ad nauseum. Cape Town has the plan that was drawn up originally. It included a walled and covered area, independent access gates to Frederick Road and flammable materials store and hobby room. Project is ongoing.
2. The “donga”. This project according to past minutes has been approved by Cape Town – Garry. As with other projects, it is a matter of Cape Town slotting it (them) into the budget. Project is ongoing.
3. Owl Crescent drainage. This was a contract awarded to a contractor introduced by our consulting engineer. The first two elements- improving the drainage around several Phase 3 houses that were prone to flooding every time there was a big storm, have been completed EPI have not released the funds. Project is ongoing.

Proposed Capital Budgets

1. Extension of borehole irrigation to all of Phase Three. Marius is aware as to exactly which Phase 3 pavement areas are still connected to municipal mains. Wilma confirmed that she would get quotes. EPI is very much aware of this project and Garry confirmed that it is in the pipeline. Ongoing.
2. Paving the existing footpath. The existing path bears no resemblance to the original sales document that is available and is a matter re-activated annually. The area is out of bounds for pedestrians with walkers or residents with mobility scooters. Ongoing.

Repairs to the pond

Our thanks are extended to Basil, Hennie, Henry and Dave for providing expert and professional advice and effort leading to repairs to the pond that had sprung a leak due to a wall being breached by the ingress of crabs. The pond is a feature of our community, so having it restored to the eco system that it is, is very much appreciated.

Colin Grenfell
21 April 2022

RAC - Hospitality Report - 21st April 2022

In March 2020 the world as we knew it changed forever & among other things all our socialising and entertainment came to a grinding halt.

I am happy to say that during this past year we have been able to go ahead with all our planned functions & importantly also been in a position to honour the traditional ones, such as Xmas Day, New Year's Eve, Burns Night & St Patrick's day.

So instead of looking back at what functions we have had, Let's look forward to what is planned for the rest of the year. Apart from the normal monthly functions, such as Easter, Mother's Day, Christmas in July as well as a Monthly Sunday lunch, I really wanted you to know that the Christmas Market is planned for Early November, so you can all start preparing for it!

After that it will be all the Christmas festivities, Xmas Day & of course a great New Year's Eve Party!

EVERGREEN BROADACRES RESCOM FUNDS

SUMMARY OF RECEIPTS AND PAYMENTS FOR THE PERIOD: 01 AUGUST 2021 TO 20 APRIL 2022

RECEIPTS	2021					2022				TOTAL
	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	
	14,188.7									
Bank & Cash B/Fwd	9	-			-					14,188.79
eBucks Earned	-	95.00	-	-	-	-	-	-	-	95.00
100+ Club Collections	6,750.00	-	3,200.00	7,500.00	300.00	3,450.00	7,700.00	-	2,900.00	31,800.00
					24,790.0					
Staff Xmas Appeal	-	-	-	8,050.00	0	840.00	-	-	-	33,680.00
	11,650.0									
Sally Branson Appeal	0	5,750.00	-	-	-	-	-	-	-	17,400.00
									12,900.0	
Jabulani Nkuna Appeal	-	-	-	-	-	-	-	-	0	12,900.00
2020 & 2021 Fun										
Walks	-	-	-	2,166.00	-	-	-	-	-	2,166.00
Seedlings & Pot Plants	-	-	-	-	-	-	-	30.00	-	30.00
Waterhole Surplus										
Contribution	-	-	-	-	-	-	-	3,000.00	-	3,000.00
Expense Recovery	-	-	-	-	-	75.00	-	-	-	75.00
Bank Interest	1.64	1.65	1.60	1.67	1.83	1.90	2.02	1.93	-	14.24
TOTAL	32,590.4	5,846.65	3,201.60	17,717.6	25,091.8	4,366.90	7,702.02	3,031.93	15,800.0	115,349.0
	3			7	3				0	3
PAYMENTS										
100+ Club Prizes	5,000.00	-	-	5,300.00	-	-	5,850.00	-	-	16,150.00
					32,480.0					
Staff Xmas Appeal		-	-	-	0	-	-	-	-	32,480.00

Sally Branson Appeal		20,400.00	-	-	-	-	-	-	-	20,400.00
Jabulani Nkuna Appeal	-	-	-	-	-	-	-	-	-	-
Library Expenses	1,249.99	-	133.80	-	-	-	-	250.33	-	1,634.12
Social Functions & Equipment		450.27	761.68	1,797.93	500.00	3,231.99	492.91	1,650.00	-	8,884.78
RAC Catering Expenses		-	-	-	-	-	-	-	-	-
Gifts & Presentations Admin & Office Expenses	444.96	-	119.00	300.00	120.00	340.00	-	-	-	1,323.96
Photo Display Covers		-	-	-	379.99	-	-	-	-	379.99
Bank Charges	200.00	104.00	88.00	123.00	384.00	221.30	96.00	113.00	80.00	1,409.30
Rounding Adjustments	(0.03)		0.01	0.80	0.01	-	(0.01)	0.02	-	0.80
TOTAL	6,894.92	20,954.27	1,241.49	7,524.73	33,998.00	3,793.29	6,486.86	2,013.35	80.00	82,986.91

NET RECEIPTS/(PAYMENTS)	25,695.51	(15,107.62)	1,960.11	10,192.94	(8,906.17)	573.61	1,215.16	1,018.58	15,720.00	32,362.12
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CASH ON HAND	25,695.51	10,587.89	12,548.00	22,740.94	13,834.77	14,408.38	15,623.54	16,642.12	32,362.12	32,362.12
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FINANCE REPORT FOR RESCOM – YTD 20 APRIL 2022

1. RESCOM FUNDS

A summary of financial transactions and available funds to 20 April 2022 is submitted as a separate report.

In brief, Cash on hand at date amounts to R32 362.12 and cash available is R6 948.22 after provisions for known or anticipated expenses of R25 413.90.

Once again, special thanks are due for the extraordinary goodwill and generosity demonstrated by residents whenever deserving causes arise.

The following examples during the past year stand out:

- The Sally Branson Appeal R 20 400
- The Jabulani Nkuna Appeal R12 900
- The Staff Christmas Appeal R32 480

Added to this are the 100+Club draws providing an income of R16 150 this year to ResCom funds, for which we again thank Heather and Trevor Morgan for their untiring efforts, as well as Waterhole surpluses that have swelled the fund by R3 000 this year.

2. ELV BROADACRES - VILLAGE FINANCES

The unaudited Management Accounts for the year to February 2022 have been provided and reflect a full year operating deficit of R1 095 303. This is principally due to the last minute inclusion of a Head Office expense Recovery of R856 800 and the Insurance charge of R420 942. These total R 1 277 742 and were previously carried by Head Office. Without these charges a surplus of R 182 439 would have been realised.

The budget documents as provided by ELV management have been communicated to all residents, and a special meeting will be convened to provide residents an opportunity to engage on any questions or issues you may have.

Cecil Fann
Treasurer

REPORT TO 2022 RESIDENTS ANNUAL CAUCUS

SAFETY, SECURITY + TRAFFIC Portfolio

PORTFOLIO LEADER: - Graham Brickett

MANDATE: Ensure residents safety and security through liaison between residents and management.

A) FUTURE PLANS

1)Telecare unit upgrade. So as to be more efficient and reliable (phase 1/2/3), the existing equipment is old technology and rather restrictive, example being for use in the houses only and resetting of the morning call, particularly after a power outage, has to be done on the actual Telecare unit. In the interim more frequent service calls have been implemented to maintain the existing units.

2) Apartment pedestrian exits. Suitably positioned road stop signs to be considered.

3)Road damage repairs. Various roads damaged in the previous years and recent heavy rains needs attending to so as to prevent pedestrian injury and further deterioration, particularly lower Heron Drive and upper Loerie Lane. Having no pavements the residents walk, jog and run on the roads.

4)Top Pond. The brick steps leading down to the wooden jetty needs to be rebuilt

5)Village speeding + entrance gates. Periodic re-distribution of important Circulars 004-2022 (17/01/22) and 180 (25/11/21).

6)Highlight safety and security issues. Ongoing observation of safety and security upgrades and improvements needed.

B) VILLAGE DIRECT TELEPHONE NUMBERS: -

Other than the Telecare unit which is to be used for personal emergencies whilst at home.

1)Reception desk – 087 809 3366

2)Guardhouse – (Thorburn security) - 071 173 2406

3)Care Centre - (Evergreen Health) – 078 911 1817

It is advisable for the residents to store these telephone numbers in their mobiles under the heading ICE (in case of emergency).

C) INITIATIVES

1)SAPS Initiative - CCTV cameras installed at the intersection of Frederick and Pine roads as part of crime prevention. Surveillance in a SAPS division control room, Re-action by SAPS only. No private security providers involved.

2)Management Initiative - Frederick Road Association (FRA). There are 18 in all complexes with entrances onto Frederick Road who are eligible for membership, most of whom have already joined. A WhatsApp group, comprising the various complex's responsible persons

and their respective security providers contact details etc, in place to enable a quick collective response to incident alerts as they arise.

CHAIRMAN'S REPORT: RAC 21 APRIL 2022

HEALTH PORTFOLIO

Counselling

A counselling service which will be charged at medical aid rates, has been established

Support to residents

A group of people willing to support residents with various activities on request has been established.

Arrangement of talks on special topics

ResCom has already sponsored talks on dementia and loss.

Thank you to Kiloran Townsend for arranging them

Provision of transport by Evergreen for various excursions

Transport to shopping centres has been arranged on a weekly basis

Painting of Village houses

The first eleven houses are currently being painted. This project will be completed at the end of May. The village manager is awaiting a further program from EPI.

The scope of work for this contract is

- Cleaning all walls and removing defective plaster
- All cracks and hairline cracks to be opened, cleaned, primed and filled
- All damp areas to be repaired and sealed
- All court yard walls to be sealed on top
- All facias and barge boards to be sanded and painted
- All walls to be painted once repair work is completed.

Fibre installation

Completed.

New billing system for Evergreen Health

The new billing system promised for 1 April has still not been implemented due to software challenges.

Water Pressure

Project initiated to investigate potential solutions to low pressure situation in phase 3. GR has promised support. Submission being prepared for Evergreen to apply for a separate connection to serve the top part of the Village.

Sanitation charge

Have obtained an application form from CoJ to apply for reclassification of Village into a different tariff category. Documentation to support application has been requested from Evergreen.

Customer Satisfaction Survey

Residents may remember that a customer satisfaction survey was undertaken in 2019. Management have decided not to repeat the exercise as previously planned. Rescom has decided to undertake a similar survey in July this year. We do hope that you will all participate

Q and A campaign

Q and A campaign has been launched. First responses have elicited additional answers, particularly in the area of Evergreen Health and refurbishment on termination of LRA. Second set of questions currently being prepared.

Refurbishment on termination of a life right is an issue of significant concern and is being worked on as a special project, particularly how fair wear and tear is treated.

Staff bonuses

As a result of concerns raised by some residents, we are reviewing the approach to staff Christmas bonus.

Recycling operations

The contractor that collected recyclable waste has discontinued operations. In the meantime, the bins containing recyclables are put out on waste collection day to allow waste pickers the opportunity to collect the material which is a source of revenue for them.

Dear Chairman box

Please put your name on whatever you put in the box so that I can respond to you.

PROGRESS WITH SUGGESTIONS FROM LAST YEAR

Classical music evenings

Chris Salt is working on this and the first evening will be held in May

Arrangement of entertainment evenings

Need someone to manage this

Early alerts for special lunches

Has been implemented.