



A Note from your Rescom



BROADACRES VILLAGE RESIDENTS COMMITTEE

Notice of Residents' Annual Caucus Meeting

5 July 2023

Dear Residents,

Please see attached notice of the Residents' Annual Caucus meeting to be held on 20 July 2023 at 15h00.

This is a meeting held prior to the AGM, which is scheduled for 17 August 2023. The meeting is open to all residents and is intended to develop a list of issues that residents would like to see addressed by management at the AGM.

Residents are welcome to send us (laurain@jafrika.com) by 10 July 2023, any issues that you would like to have addressed during the meeting.

Please confirm your attendance with Reception before 13 August 2023 for catering purposes.

Best,

*Laurraine Lotter
Chairman*

NOTICE AND AGENDA

EVERGREEN BROADACRES RESIDENTS ANNUAL CAUCUS MEETING

Location: Clubhouse

Date/Time: 20 July 2023 at 15h00

Attendees: All residents

AGENDA

1.	Welcome and Purpose	
2.	Confirmation of minutes of previous RAC meeting held on 21 April 2022	
	Attached Annexure 1.	
3.	Progress on issues of concern raised at previous meeting	
	These issues are covered in the combined portfolio report	
4.	Nominations for ResCom	
5.	Portfolio reports:	
	A single combined portfolio report is being prepared, which will be sent to you prior to the meeting.	
	Annexure 2	
5.1	<u>Communication</u>	
	Annexure 2	
5.2	<u>Infrastructure and Development</u>	
	Annexure 2	
5.3	<u>Finances</u>	
	Annexure 2	
5.4	<u>Health</u>	
	Annexure 2	
5.5	<u>Hospitality</u>	
	Annexure 2	
5.6	<u>Safety & Security</u>	
	Annexure 2	
5.7	<u>Chairman</u>	
	Annexure 2	

6.	Residents' issues	
	Residents to raise additional issues of concern	
	Residents are welcome to send us specific issues that they would like us to address during the meeting.	
7.	Closure	

There will be a social gathering in the clubhouse after the meeting. Snacks and a limited number of soft drinks, beer and wine will be provided.

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,	Include in budget when possible

	scrabble, book club, talks etc. without unwanted distractions from passing traffic or other activities running concurrently.	
	<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.	ResCom to discuss

	This should be in addition to periodic recirculation of reminders to residents to adhere to the speed limit.	
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 to 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	Elspeth 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