



*A Note
from your Rescom*



BROADACRES VILLAGE RESIDENTS COMMITTEE

**Residents' Annual Caucus held on 20 July 2023
- draft minutes**

25 July 2023

Dear Residents,

Thank you for participating in the Residents' Annual Caucus held on 20 July.

The draft minutes are attached for your information.

Best wishes

Laurraine Lotter
Chairman

DRAFT MINUTES OF RESIDENTS ANNUAL CAUCUS HELD ON 20 JULY 2023 IN THE EVERGREEN BROADACRES LIFESTYLE CENTRE

1	WELCOME	
	Laurraine Lotter, the Chairman, opened the meeting at 15h00, welcomed everyone and introduced the ResCom members and their Portfolios. Laurraine Lotter (LL) Chairman Cecil Fann (CF) Vice-Chairman and Treasury and Finance Andy Johnston (AJ) Communication Colin Grenfell (CG) Infrastructure Development and Gardens Brenda Brophy (BB) Hospitality David Presbury (DP) Health David Nesbitt (DN) Safety and Security Hennie du Preez (HdP) Past Chairman	
	Present: As per the attached Attendance Register. Apologies: As per attached list.	
2.	CONFIRMATION OF MINUTES OF RAC MEETING HELD ON 21 APRIL 2022	
	The residents confirmed that these were correct.	
3	NOMINATION FOR RESCOM	
	LL stated that nominations forms for ResCom members had been sent to residents and that completed nomination forms signed by the nominee were to be submitted to Wilma Swart by 10 Aug 2023. Seven members would be elected and they would at the first meeting elect Chairman, Vice-Chairman and allocate Portfolios.	
4	PROGRESS WITH ISSUES OF CONCERN RAISED BY RESIDENTS AT MEETING HELD ON 22 APRIL 2022	
	To be handled under Item 5 portfolio reports.	
5	PORTFOLIO REPORTS	
	LL stated that a Consolidated Portfolio Report had been issued to residents and it was taken as read. If there were any issues that Residents wished to discuss on the Portfolios they could do so.	
5.1	Communication	
	Charles Carroll (CC) stated that it was clear from AJ report that there was a lack of communication between ELV, ResCom and Residents. Further Townhall meetings had not been held and Residents have heard nothing from ResCom. He felt that ResCom had thus failed, and Residents had been let down. Two Wednesday Socials had been hi-jacked by ELV. ResCom do not have a strategy to handle the situation and thus need to develop one. Kiloran Townsend (CT) stated that the poor microphone system was an indication of the failure.	Strategy on use of socials for marketing purposes to be developed
	Graham Langmead (GL) thanked Chris Edwards (CE) for his WhatsApp messages.	

	John Shulkins (JS) endorsed CC sentiments and said he had introduced a point bulletin on ManCom and ResCom minutes, but this had died when Covid occurred.	
	Kiloran Townsend (CT) stated that the poor microphone system was an indication of the communication failure.	
	Lisa Nuttall (LN) said that those without emails needed to receive hard copies of communications. LL asked if this was happening and there was no response. She said it was supposed to happen and would be taken up with Management.	LL
5.2	Infrastructure, Development and Gardens	
	Sue Edwards (SE) said that the outer pavements were a big improvement and expressed thanks. LL advised that the pavement work had been done by ELV Marius Viljoen to save labour and be waterwise and he would be informed.	LL
	LL stated that a Gardening Sub-Committee had been started, chaired by CC, and felt that there had since then been an improvement in the gardens.	
	LL said that Residents had been asked if they wished to do their own pavement gardens rather than have it done by FSG. Initially 5 had opted for this with a further 10 doing so when FSG arrived to work on theirs. She requested Residents to inform ELV if they wished to attend to their own pavement gardens.	Residents who did not want FGS to work on their pavement gardens to inform village management
	LL said that ELV had recently used a contractor to monitor the borehole supply quantity and quality as a first step to making ELV less dependent on Jo'burg Council water. Progress will be monitored on this project.	
	LL stated that the relaying of paving on the roads was in progress. Dave Campbell (DC) said that this was the third time that it was being done and this time it was also not being laid correctly. It also required ongoing maintenance every 3 months.	
	LL Stated that isolation water valves were being installed whenever meters are replaced.	
5.3	Finance	
	LL and CF advised that the 2024 budget, which started in Mar 2023, has still not been shared with ResCom despite ongoing pressure from ResCom ManCom members are ELV, EPI and ResCom but EPI, the second party in all LRAs, have delegated their rights to ELV and do not attend ManCom meetings.	
	CC queried if ResCom, having received nothing from ELV, had escalated this to a higher level. ResCom was being stymied by incompetent management and it should thus be taken to a higher level and perhaps be made known to PSG and the local media. LL advised that ManCom was the highest level that ResCom could go to and that it should thus be raised at the AGM. CC said it would not be settled at the AGM and ResCom needed to wake up and take control.	LL

	LL advised that a resolution for the AGM would be proposed.	
	<p>JS queried if empty units had an impact on the budget. LL replied that EPI had finally agreed that they would pay the levy, municipal charges, and other costs for first time unsold units. On previously sold units it was LRA dependent; some early LRAs had a cutoff on levies after 3 months and other LRAs the levy was paid until the new resident moved in.</p> <p>CF said this had been a major battle that was at last agreed.</p> <p>JS asked if EPI should not pay back the earlier unpaid levies on the unsold units.</p> <p>LL stated that as EPI had paid about R15m to cover losses since village inception they could hardly be asked to pay these earlier unpaid levies as well.</p>	
5.4	Health	
	Kiloran Townsend said she wished to express her appreciation for the work that Sister Kate Powell was doing in ELV.	
	<p>David Presbury said that one problem that Sister Kate had was that sometimes she was not informed when Residents went to hospital etc. It was important that she was aware of this so that arrangements could be made on their return.</p> <p>DP also wished to note that there was no charge for her services other than the tariff list.</p>	Residents to
	Hennie du Preez thanked DP for the health talks.	
	Pauline Joyce (PJ) said ResCom considered the Buddy Band was important, but it appeared it would not be provided in the future.	
	LL stated that ELV had included in the budget the replacement of the Telecare old technology system with a more modern one but that the capital cost of this had in ResCom's view incorrectly been included in the village operating costs which was incorrect as it was part of the LRA. ResCom had objected to this and said it was also important to retain the morning call and Buddy Band.	Further engagement required on the replacement of the Telecare system
	One resident said she did not feel the Buddy Band was important and LL replied it was there so that others could make contact if the resident was unable to do so.	
	Kirsten Chalker (KC) said her morning call has not worked for a year and she had never been contacted on this.	
	Linda Brennan (LB) noted that the morning call and panic button was not operational during load shedding.	
5.5	Hospitality	
	Sue Edwards said in 7.5 years they had enjoyed the Wednesday Socials and felt they were functions organised by Residents for Residents. It now appeared that we paid to be performing seals for ELV sales. She said that Charles Carroll had gone to a lot of trouble and expense to arrange music for the Christmas in July function that was taken over.	A strategy on these hospitality functions

	LL said that ResCom had objected to this very strongly. Garry Reed had earlier stated that one of the areas he would be focusing on this year was hospitality functions. Wilma Swart couldn't get answers from Cape Town, but it has been agreed that the outsiders at the next function would not be at Residents tables and that Residents would not be turned away to accommodate outsiders.	was never discussed despite requests for engagement.
	Cyril Rabinowitz (CR) stated that the Christmas in July was a function for Residents and Guests and thus ELV who were not Residents shouldn't be allowed. Also, ELV never engage as he has experienced with WS.	
	CC suggested that a boycott would speak louder than words. LL asked if a boycott would be supported by a show of hands to which there was overwhelming support.	
	KT suggested ELV sales should not be on a Wed and that Residents could be invited at a discounted rate.	
	HdP noted that the numbers at Wed Socials were very low, being about 20 people on 19 th Jul. WS had stated that it was partly to boost the numbers and make the Bistro more viable that they held the function. CC said this begs the question. Why are people staying away and what should be done to get more Residents to come?	ResCom to investigate reasons for low attendance at socials
5.6	Safety and Security	
	Bev Jackson (BJ) said something needed to be done at Loerie Lane where drivers were not stopping at the stop street and cutting the corner and a serious accident was likely. DN said that ELV had said they had no money to implement a system similar to the trial paving pieces, that appeared to work for most. He also said that the general problem was speeding and not stopping at stop streets by Residents, their families, their friends and their contractors and made an appeal for Residents to speak to their families and friends. He said fines were not allowed which was confirmed by LL but said that guilty people could be barred from entry.	ELV to be asked to investigate alternatives to capital interventions to address these concerns
	Joe Rebelo (AR) suggested mirrors for those Loerie Lane Residents who felt unsafe backing out.	
5.7	Chairmans Report	
	LL advised that this would be taken as read and passed over.	
6	Resident's Issues raised prior to the meeting	
6.1	Irrigation	
	Connection of upper section has not been done. This forms part of overall water project	
6.2	On dustbin days there is a back of cars entering which is unsafe	
	DN reported that it has been arranged that when backups occur that cars will be let in, and security checks done inside the village. Also, that if there were to be a hijacking emergency our Security Co, 24/7, would notify	

	the other property security companies who are also 24/7 and the three roads into the region would be closed. Also 24/7 has armed patrolling cars in the area.	
6.3	Employment of Evergreen staff after hours	
	<p>Dave Campbell complained that this change in policy was implemented without any communication from ELV and as a result the gardener he has employed for 8 years can no longer work and is thus about R20-25,000 out of pocket. He also felt it was against the Constitutional rights of citizens.</p> <p>LL said that this had been taken up by ResCom with ELV who said that this was in the staff contracts. ResCom therefore decided they could do nothing about it.</p> <p>DC said he had written and phoned various ELV people in Cape Town and had a poor response.</p> <p>LL asked what DC proposed solution was. He said, "Let the gardeners work".</p>	To be raised at AGM
6.4	Conveying patients to the Care Centre on a stretcher through the Clubhouse	
	LL had queried this with WS who said they were normally taken through a side door unless they had to go to reception first for some reason.	
6.5	Inadequate recycle area	
	LL advised that ELV had two quotes for this upgrade, which have not been seen by ResCom. These were being evaluated by ELV and noted that they would need municipal approval before implementation.	
6.6	Frederick road paving subsidence	
	LL advised that it was awaiting fixing of underground water pipe before it could be done.	
6.7	Dogs pooh	
	HdP said there were two solutions: not allow dog walking or they must at all times be on a leash.	
	Isabel Labuscagne (IL) said that she believed it was due to Residents letting their dogs out unattended early in the morning or late at night.	
	LB said it was a people problem.	
	LL asked if a solution was perhaps to name and shame and if cameras could be used to identify offenders.	
	HdP said that in France and USA they were using DNA testing to trace culprits.	
	Jimmy Allan (JA) felt that dogs need to be on a leash except when they were in the Northwest wetland area. Offenders should not be allowed to get another dog.	
6.8	Barking dogs	
	It was generally agreed that it was best for Residents to discuss this amongst themselves.	
	LN said that her dog barked when people walked past her unit, and she was unable to stop it.	
	It was generally agreed that this was normal for dogs and was transient. Incessant barking when it occurs is what needs to be addressed.	
6.9	Compensation for inverters and solar panels	

	LL advised that ResCom had tried for this but had been turned down. To be raised at the AGM.	LL
6.10	Telecare	
	Handled under 5.4 Health	
6.11	Dog owners and walkers	
	Handled under 6.7 and 6.8	
6.12	Sales functions	
	Handled under 5.5 Hospitality	
6.13	Fencing	
	There is an ELV program in place to attend to this. Timeframe required.	
6.14	Sister Kate Powell overloading	
	David Presbury said he had discussed this with her, and she felt she was not overloaded and had two assistants working under her direction.	
	OTHER MATTERS	
	Internet problems	
	CE raised the fact that during internet failures that the cell phone at Reception did not work and that the Care Centre phone number was not known. LL said this would be raised at the AGM.	LL
7	Closure	
	LL thanked all for their attendance and said that all points have been noted and would be presented in the form of a resolution to ELV at the AGM on 17 Aug 2023. LL stated that she would not be standing for re-election to ResCom. CF made a presentation to LL on behalf of Residents and ResCom and thanked her for her dedicated leadership and hard work during her term. The meeting was closed at 17h00	LL

ATTENDANCE LIST

Name	Unit no:
Dick Sheppard	1
Catherine Sheppard	1
Libby Baker	2
Lyn Turner	4
Penelope Tsandelis	5
Bev Jackson	6
Val Hutton-Wilson	7
Gerd Pontow	8
Royston Knowles	9
Kirsten Chalker	11
Dave Nesbitt	14
Gloria Boswell	19
Vince Boswell	19
Elsbeth Burkhalter	
Jennifer Traviss	29
Isabel Labuscagne	30
Judy McLaren	32
Henry Dobrolski	33
Linda Brennan	34
Chris Brennan	34
Willem Killian	40
Hester Killian	40
Milly Haestier	41
Joe Rebelo	44
Sarah Knibbs	45
Renate Johnson	46
Esme Paul	55
Judy Stowell	56
Patrick Broad	58
Victoria Broad	58
Dave Campbell	61
Gillian Campbell	61
Kiloran Townsend	63
Dick Townsend	63
Graham Langmead	66
Aileen Langmead	66
Sue Jackson	71
Hennie du Preez	72
Robin Slogrove	73
Maureen Slogrove	73
Jayne Macconachie	74
Cecil Fann	76
Elske Fann	76

Laurraine Lotter	77
Robert Haselum	79
Anne Haselum	79
Ernie Mutch	80
Pat Duthoit	81
Dorothy Savage	82
Neville Savage	82
Sue Edwards	89
Chris Edwards	89
Basil Bold	90
Laurie Squair	92
Anna Squair	92
Kate van Rooyen	93
Yolande Essex -Clark	94
James Allan	96
Heather Allan	96
David Powell	97
Judith Powell	97
John Schulkins	99
Sheila Schulkins	99
Cornelis Seegers	100
Dawn Hyams	102
Wally Ross	104
Rosemary Ross	104
Beryl Vercellotti	106
Charles Carroll	110
Norma Johnston	111
Andy Johnston	111
Lillian Harts lief	112
James Green	115
Pauline Green	115
Noreen Quinn	118
Cyril Rabinowitz	123
Lesley Veiz	124
Felicity Morgan	125
Graham Brickett	126
Caroline Brickett	126
David Presbury	128
Marion Presbury	128
James Goodwin	129
Margo Goodwin	129
Brenda Brophy	A1
Chappy Hartley	A5
Sue Hartley	A5
Colin Grenfell	A3
Edna Grenfell	A3

Hans van Wijk	A9
Jennifer Bramley	A11
Wally Stewart	A12
Peter Hubner	A101
Iris Haferung	A101
Ivar Skanke	A113
Grace Schuurman	A115
Christopher Joyce	A109
Pauline Joyce	A109
Harold Black	A111
Barbara Black	A111
Cedric Wood	A114
Gerhard Sueffert	A201
Dennis Allen	A212
Suzie Truran	A215
Lisa Nuttall	B4

APOLOGIES

Keith Coombes	13
Sue Coombes	13
Chris Brennan	34
Carol Roberts	83