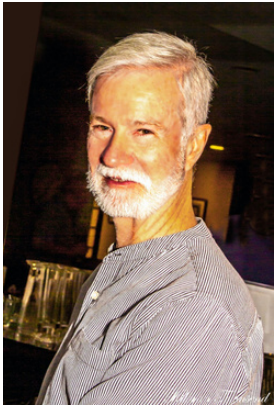




CAUCUS MEETING

18 JULY 2024



Davie Nesbitt - Security



David Presbury - Chairman



Cecil Fann - Vice Chairman
Treasury & Finance



Edna Grenfell - Communication



Brenda Brophy - Hospitality



Neville Willemse - Health & Projects



Graeme Smith - Co-opted
Infrastructure & Development



Laurraine Lotter
Co-opted
Past-Chairman



David Presbury - Chairman

It is a pleasure to report on ResCom's activities for the past year. At the previous RAC, there was clear criticism of the overall levels of communication in the village as far as the residents were concerned. It is to be hoped that this will be considered better. From ResCom, apart from the usual intermittent messages, we have sent out headlines following the bi-monthly ResCom meetings, and, in addition, the members have often written appropriate messages in the monthly newsletter. The Broadacres management has sent out regular communiques, and Garry Reed has kept his word and arrived for regular town hall meetings. The next one is the AGM scheduled for 15 August.

I have heard from some quarters that the ResCom "doesn't do much". That is unfair, as I can assure you that all the portfolios reported here have been very busy. In addition, Laurraine Lötter, co-opted past chairman, has made a massive contribution. Owing to direct complaints and the busy bush telegraph network, ResCom hears most of what is going on. Because matters are not always resolved as residents would wish, it does not mean that we have not tried. There was enormous work surrounding the Alveo water start-up and Voltano and the confusion of electricity meters and utilities. Many of our expert residents have also made important constructive contributions to sorting these difficulties out. Wilma also helped to bring the Voltano matter to a satisfactory place for this year and hopefully beyond. At this stage, relations with Evergreen have improved, and we are grateful and lucky to be no longer dependent on Johannesburg water, which is in a real mess as I write this. We will soon be independent of Eskom during load shedding.

The budget rollout for the previous year brought up at the RAC, was completely chaotic, and we were promised a better and more transparent approach. Cecil Fann can report on this. It was probably not perfect this year, but with Wilma's help, it was much smoother.

Refurbishment costs, also a concern, have not officially been resolved. The new LRAs have solved the problem by reducing the final payback by a fixed and agreed-upon percentage. However, that does not solve the problem for most current residents, and we can expect more displeasure in this area.

Last year, very reasonably, there were many strong objections to the way that the Evergreen marketing department, with no discussion, took over or invaded our events. Despite protestations, this continued into this year. Garry had stated at the AGM last year that we did not want to welcome visitors from outside. That impression has been corrected. The matter has been sorted, and potential residents will be welcomed with full knowledge and by arrangement with those involved in hospitality from our side. The good news, in contrast, has been the arrangements surrounding the amazing success of BokTown and the subsequent set-up for important sporting events for which we are very grateful.

We are very grateful to Wilma, Roy, their staff, Marius, Sister Kate, and their team for looking after our health. Communication has definitely been positive this year. I must personally thank all the members of ResCom for their support and all their hard work: Cecil Fann (Treasurer and Vice-Chairman), Brenda Brophy (Hospitality), Edna Grenfell (Communications), Dave Nesbitt (Safety and Security), Graeme Smith (Co-opted Infrastructure & Development), Neville Willemse (Health and Projects) and Laurraine Lötter (Co-opted Past-Chairman). You chose a strong team this year; I cannot thank them enough.

RESCOM TREASURY & FINANCE REPORT – JUNE 2023 TO MAY 2024 (Report covers a period of 12 months since the last RAC)

1. RESCOM FUNDS

A summary of financial transactions and available funds to 31 May 2024 is submitted as a separate report.

In brief, funds on hand at 31 May amount to R14 707.02 while funds available are R1 070.61 after provisions for known or anticipated future expenses of R13 636.41.

Once again, special thanks are due to residents' extraordinary goodwill and generosity whenever deserving causes arise.

The following examples during this period stand out:

- The Arbour Day Appeal R11 025 (including R1 000 from the Waterhole)
- The Staff Christmas Appeal R55 675 (including R1 000 from the Waterhole)

Additionally, the Waterhole donated R5 000 as their third-anniversary donation, which speaks volumes about the popularity of this venture.

Added to this are the regular 100+ Club draws, which raised R51 700 in this period. Of this, R25 600 was paid out as prizes, and R26 100 was retained to bolster ResCom funds.

For this we again thank Heather and Trevor Morgan for their untiring efforts.

Lastly, in an effort to conserve ResCom Funds, it has unfortunately proved necessary to withdraw the funding of washing up service fees charged by the Bistro for group events that have their own source of income to meet this charge.

ResCom Fund income is derived principally from the 100+ Club share, which is virtually static, while expenses are increasing steadily (as everyone is no doubt experiencing).

2. ELV BROADACRES - VILLAGE FINANCES

The audited Management Accounts for the year to February 2024 have been provided and reflect a full year operating deficit of R667 871, a significant improvement since February 2023. This brings the cumulative deficit since village inception in 2012 to R16 171 443.

The head office strategy, applied since last year, of achieving a break-even financial position over the next few years - with which we are in complete agreement - is already evident.

It must be said that improved communication between Head Office, Village Management, and ManCom has been a welcome highlight of the year.

Additionally, the Head Office decision to insulate the village from the vagaries of both Jhb Water and Eskom, with both the Alveo borehole water project and the BrightBlack Energy solar project nearing completion, will bring most welcome improvements in the quality of life for residents by ensuring unbroken continuity of these services (while our neighbours look on enviously).

Unfortunately, the unexpected Head Office outsourcing of utility services to Voltano brought both much confusion and resistance. This process is still bedding down and will hopefully realise its objectives.

Edna Grenfell - Communication

The issue of effective communication with the residents was raised in the 2023 caucus meeting. The current ResCom aimed to improve on this during the year. This included:

- **Monthly Newsletter**

This has been distributed monthly informing residents of social events and news. Thank you to all residents for their contributions.

- **Communique**

Information continues to be circulated regularly from the chairman to residents.

- **Meetings**

The agenda and minutes of meetings were circulated after each meeting within the timeframe allowed.

- **POPIA**

To bring ResCom into compliance with the Act, residents provided their authorisation to use their contact details in terms of the POPIA Act.

- **Welcome Tea to Residents**

Judy Stuart arranged the welcome tea together with her team comprising Sue Hartley, Sue Stirton, Caroline Brickett and Heather Morgan. Our chairman, David and his late wife Marion Presbury were instrumental in helping make it a success.

Edna Grenfell 2024

HEALTH PORTFOLIO

The health portfolio has focused on two major activities: an assisted living facility and a dementia support group. However, David Presbury continues to arrange speakers on various topics for the Village.

Assisted Living Facility

Much research was done on the benefits to our residents and Evergreen of establishing an assisted living facility. Evergreen has been planning such a facility on the new property, but it will still be a few years before that is completed. A proposal regarding an interim facility was presented to Mancom and was well received. Rescom is now working with Village management and Evergreen to put an offering together to present to the Board and get approval.

Dementia Support Group

Sister Kate confirmed that there is a definite requirement in the Village for such a support group, and it is becoming more so due to the ageing population in the Village. Rescom did a lot of work researching the requirements as well as potential facilitators for the group. A proposal was presented to Rescom, Sister Kate and Village Management and has their full support. It was also discussed with Evergreen and has their support as well. We are pleased to announce that the group had its inaugural meeting in June 2024, which was a definite success.

Neville Willemse - Projects

In the past year, a tremendous amount has been achieved regarding projects for which Village Management and Evergreen deserve a big vote of thanks. The achievements to date are as follows:

Solar Project

This project has started and is in full swing.

Phase 3 Water Pressure Problem

This has now been resolved as a bigger pump was installed, which increased pressure substantially.

Alternative Water Source

The Alveo project, although not without challenges, has been a definite success. It is a real blessing that we have had continuous water despite everyone around us suffering regular interruptions.

Hard Water

A nanofiltration system has been connected to the filtration plant, and an electrician is awaiting the installation of the cables and the 3-phase power connection.

Phase 3 Irrigation

This project is complete, and the winter irrigation times have been published by Village Management.

Fences Between Houses

The cost of completing the installation of new fencing for the remaining houses is in excess of R500k. Management has submitted this as part of their budget for this financial year and is waiting to see if it will be allocated to them. This project has not changed; the focus has been on many other projects.

Boundary Wall

Quotes have been obtained to paint the Frederick Road boundary wall, and Cape Town's approval is awaiting.

Painting

The lifestyle centre, the Acacia ground garden wall, and the wall to Bushwillow basement parking have been repainted.

Apartments Lift Lobbies

Windows were installed to allow airflow through the lobby areas, helping reduce the heat in the apartments.

Neville Willemse - Projects

Waste/Refuse Area

Suggestions for the waste area have been sent to EPI, and JoConstruct provided a quote in late December 2023. Management has not received feedback from EPI yet

Paving on Frederick Road

The budget has been approved to repair the paving on Frederick Road, and the project has kicked off.

Bridge Across Gulley

The Budget was approved to build a bridge across the gulley on the lawn area in front of the lifestyle centre. Work on this is complete.

Speed Cameras

Management submitted a proposal to EPI regarding installing speed cameras to change the behaviour of residents and visitors who speed within the Village. This has been approved, but the house rules must be changed before implementation.

Voltano

The admin fees were resolved with Village management and Evergreen, and it appears as though residents are now happy with how utilities are billed.

GARDENS

The gardening sub-committee established by Rescom has worked very well with village management, and a big thank you must go out to them for their commitment to beautifying our village. A big thank you also goes out to Marius and his team for all their work, especially the garden outside the village on Frederick Road in front of the Bushwillow apartments.

We apologise for some issues with people who want to create their own pavement gardens. We are looking at a solution to prevent this from happening in the future.

The sub-committee has determined that we have sufficient trees in the Village. However, some of the trees planted 10+ years ago are not doing well. We are considering taking these trees out and replacing them as our Arbor Day project.

Unfortunately, Andy Johnston and Hennie du Preez have decided to step down from the sub-committee, and we need to thank them for their contributions over the years. Thankfully, Kirsten Chalker joined last year, and Val Diesel has also volunteered for the sub-committee.

Neville Willemse 2024

Brenda Brophy - Hospitality

Social activities in the Lifestyle Centre have continued to increase over the past year, especially as occupancy in the Apartments improves and more residents use the facilities.

Apart from the ever-popular Bridge, Scrabble, puzzles, Rummikub, and Sudoku, various other card games are becoming popular weekly events.

Other various clubs & gatherings continue to be well supported, which include. Knit & Natter, Arts & Crafts, Movie evenings, the Nature & Birding group, medical talks and various library activities.

The Shuttle Bus is in operation again and becoming popular with the residents, as are the weekly destinations. Residents are encouraged to make use of it; not only is it much cheaper than an Uber, but it is also safer and more convenient.

Themed monthly Sunday lunches and Wednesday evening social dinners are always popular and well-supported. It is interesting to note that the Sunday lunches often have more family members than residents, which is very pleasing.

In April, we were sorry to say goodbye to Chef Andrew, who had been with us since the dark days of Covid. However, we welcomed Chef Neo, who brought fresh, exciting ideas for the Bistro. We look forward to the new menus and some exciting social events.

Looking ahead to the last six months of the year, some essential functions remain. Father's Day Lunch, Wimbledon Sunday Lunch and Men's Final, Christmas in July, Woman's Day Lunch, Heritage Day Braai, Remembrance Day Lunch, the Christmas market, Christmas Day lunch, and New Year's Eve celebration.

Brenda Brophy 2024

Traffic

Pedestrian Crossings / Zebra Crossings

The crossings at Acacia and Bushwillow apartments still require speed humps and possibly a large mirror on the clubhouse, so pedestrians coming out of the apartment blocks are more visible to oncoming traffic, and people driving vehicles will also see the pedestrians.

The crossings have now been painted and marked out and are much more visible to all pedestrians and drivers.

Still to be added are Stop signs in both directions.

Speed Cameras

The installation of speed cameras in order to change the behaviour of residents and visitors who speed within the Village. This has been approved by EPI but the house rules need to be changed before this can be implemented. The new house rules will be sent out to residents about fines for speeding.

Temporary road cones to be placed in Loerie Lane and Heron Drive to help slow down speeding traffic.

Security

24/7 Security

The 1st of July 2024 will be one year that 24/7 has been at Evergreen Broadacres. Asanda Ntoni and his guards have blended in exceptionally well and carry out one of the most important duties in our village. We all can sleep at night and walk freely at all hours of the day knowing we are safe.

BuddyBand

BuddyBand is still a very important item and every Evergreen Resident should be wearing one. The phone number on your Buddyband will connect you to Telecare to help with an emergency you may have.

Personal belongings

Resident's should be aware that they are responsible for their property at home. Please place your valuable item's in a safe place. Residents should do regular checks for jewellery i.e. Gold bracelets, rings, necklaces etc. This includes any other item's of value.

Fire Evacuation Plan

All fire marshals have been given new updated brochures.

Dave Nesbitt 2024