

## MINUTES OF THE RESIDENTS' ANNUAL CAUCUS MEETING

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**Location:** Clubhouse

**Date/Time:** 18 July 2024 at 15h00

**Attendees:** All residents

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### 1. Welcome and Purpose

David Presbury, the Chairman, opened the meeting at 15h00 and welcomed everyone.

David thanked residents for their kindness and concern during the recent loss of his wife, Marion.

### 2. Confirmation of the minutes of the previous RAC meeting on 20 July 2023.

The minutes were confirmed and seconded by Val Diesel.

### 3. Progress on issues of concern raised at the previous meeting.

These issues are covered in the combined portfolio report.

### 4. Nominations for ResCom

A call for nominations for ResCom will be included in the AGM pack to be circulated by management. Nominations need to be submitted by the deadline in the call. Elections will be held before the AGM on 15<sup>th</sup> August. Wilma will send out the AGM pack next week, and the nomination form will be included.

Confirmed that most of the current ResCom members are standing except Edna Grenfell. She has agreed to continue with the monthly newsletter.

### 5. Portfolio Reports

#### 5.1 Communication - Edna Grenfell

A question was raised about the reception telephone number. EG confirmed that it is, in fact, a cell number: 087 809 3366. She further advised that this and the emergency number will be included in the monthly newsletter.

David stated that communication was a problem the previous year but has improved during the current year.

## 5.2 Infrastructure & Development – Neville Willemse

**Upgrade of prepaid meters** – Voltano is ready to upgrade the meters.

It has been agreed to form a task team consisting of the village management and Neville Willemse. They will start by testing the rollover Neville's house first, then a small pilot project of ten houses, and if it works well, then continue the rest. A communication will go out informing residents of the program.

The vending system that supports the meters is STS2 compliant.

Q -Do you have to have all three tokens, two tokens, plus the purchased token?

A – No, but NW will be testing this.

The current meters' security level expires on 25 November 2024. To make the prepaid meters compliant for the future, two codes must be entered that will extend the date to 2045.

Noted that Voltano staff members will assist residents struggling with their accounts over the next few months. Wilma will circulate the dates.

**Recycling:** Wilma has sourced quotes and submitted them to EPI, but they have not been approved yet. In the meantime, it was suggested that Wilma supply more bins.

It was noted that addressing the slatted fences was part of this project.

**Speed Cameras**—NW provided background regarding the estate he managed and how they sourced and introduced speeding cameras. This has been successful. Noted that there is a lot of speeding in Loerie Lane and the bottom of the village. A suggestion from the floor is that residents should vote on the speed cameras.

Q—With the introduction of speed cameras, will we be reliant on municipal by-laws regarding roads, and will the house rules be updated to accommodate them?

A - Yes, the house rules will be updated.

NW confirmed that the outcome of the recent Constitutional Court ruling regarding a speeding case in Mt Edgecombe, the rules of an estate or village apply regardless of what the rules of the local or national rules are.

Ambrosys (the service provider) offer two options:

1. You can purchase the cameras from them and pay a standard fee per infringement or
2. they can supply the cameras free of charge, and the village will pay a higher fee per infringement for the services.

The cameras are radar cameras and cannot take photos of people not stopping at stop streets.

A fine is charged, of which the company (Ambrosys) will take a fee, and the balance will be for the village.

This is a work in progress, and ResCom will keep residents informed.

**Paving in Frederick Road**—Wilma has received a budget for the repair. In the future, the installation of bollards on the paving has been suggested to prevent big trucks, etc., from parking.

**JoConstruction for refurbishment**—EPI assesses the market regularly. They investigate a few companies to understand the prices. They then select a preferred service provider, avoiding getting three quotes for every project. This is time-consuming and resource-consuming, and it will take longer for the project to start. There are, however, situations where Wilma obtains three quotes, such as for replacing appliances.

### 5.3 Finance - Cecil Fann

There is a lot more interaction between EPI and Evergreen Management. The Voltano administration fee was settled, and WS will explore additional options to continue with this. There are currently insufficient funds to introduce a 24/7 Bistro service, but potential solutions are being explored, and residents will be updated.

ResCom finances are predominantly funded by the 100 Club. It is noted that where events have a source of income, they have to pay their own 'washing up' fee to the Bistro. That does not apply to ad-hoc functions. An appeal for a contribution towards Arbor Day has been circulated and is planned for September.

It depends on the amount collected. The idea is to plant trees and shrubs. The amount collected in 2023 was R12 000, which resulted in the planting of six trees.

### 5.4 Health - Neville Willemse

NW reported on the sound system first. NW and Wilma have selected a sound system that was approved and paid for and is expected to be delivered on 19 July 2024.

**Dementia Support Group** - Neville researched and contacted various organisations and attended support groups. Facilitators are not available as this is a voluntary role.

Neville has established a support group, and it is going well.

**Assisted Living**—It is Noted that there is a step between living in the village and frail care, where assisted living is important. Neville submitted an initial proposal, and EPI was not interested and informed that the plot purchased next to the village was earmarked for assisted living.

A revised proposal, comprising a pilot facility including some Bushwillow apartments, was submitted to ManCom. GR, Wilma, and Sister Kate were very supportive.

GR assigned two staff members from the head office, who worked with Wilma and Sister Kate to calculate the affordable cost.

The concepts have been presented to the Board.

David noted that this is a work in progress, and the final model has not yet been formulated. However, the current proposal is based on a rental and includes the levies, Wi-Fi, cleaning, etc., which have been factored into the proposal.

DP—There are many questions regarding the registration of frail care and medical aids. Elize Porter (Evergreen Health) has been asked to address the residents at the AGM and explain the complexity of this. If she cannot attend the AGM, a meeting should be arranged for her to address the residents.

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### **5.5 Hospitality - Brenda Brophy**

It is noted that the Bistro is not available during the weekend.

### **5.6 Safety & Security - David Nesbitt**

Val Diesel – noted that residents with small dogs were not picking up the mess and asked for more consideration from dog owners.

Having the dogs off leads makes it difficult for the owner to notice when they are making a mess.

There are areas in the village where dogs are allowed off-lead, as per the house rules. DN showed the meeting a chart showing these areas.

DN suggested that if you witness an owner not picking up their dog's mess, you should report it to management or him.

It was noted that people are parking right against the generator near the gates, which is also dangerous. DN will report this to security and ask them not to allow cars to park in this area. Sue suggested a board be installed. This will be added to the ResCom agenda.

Noted the cones in Loerie Lane are temporary.

**5.7 Chairman - David Presbury**

David thanked Laurraine Lötter and Dennis Alan for all the effort they put into making the voting during the election in the village such a success.

**Swimming pool** – Residents asked for the temperature to be set at 28°. Noted that aqua aerobics is closed for the winter from June to August and opens on the 1<sup>st</sup> September.

**Refurbishment**—This will be on the ResCom agenda. If residents are interested in contributing to a document being prepared, please contact LL by 22 July 2024.

**Shredding machine** – there is one in the management office for small amounts of shredding.

**Domestic Workers**—Domestic workers on leave or maternity leave are not replaced. The reception should inform residents if staff go on leave so that alternative arrangements can be made.

Noted that Wilma has employed additional domestic staff. Contact Wilma if you have any problems.

**Management of Clubhouse** – Noted that some functions clashed and suggested screening should be put up.

**Treatment of enhancements left in houses when refurbished on termination** – This is included in the refurbishment issue.

**Voltano water bill**—There are some problems regarding water bill charges. They don't give meter readings, and the algorithm used must be explained. LL and NW will arrange a meeting with Voltano to explain this to residents.

Hennie proposed a vote of thanks to Evergreen for initiating the water reticulation, which has resulted in the village being water secure.

Val Diesel suggested an additional cupboard be installed into the hairdresser. This would be addressed.

Voltano's progress in negotiating with the City of Joburg on the sanitation charges must be included on the AGM agenda for a progress report.

NW informed the meeting that he is meeting with the CEO of Voltano on another matter and will bring this to his attention.

Jenny Travis—She collects her domestic from Fourways Gardens twice weekly. Security insists that the staff member be searched when exiting in the afternoon. This creates a problem because she proceeds through the gate and waits for her on Frederick Road. The pavement is currently screened off due to the reconstruction, and she cannot park off the road, which is dangerous. The installation of bollards would create an additional problem.

DP will investigate.

**6. Survey**

Graeme Smith presented the survey verbally. 163 comments were submitted and grouped. It was noted that the village has a very strong sense of community. The link to the server will be circulated, allowing residents to access the results. The rating for the water supply was very high. Graeme thanked everyone for taking part in the survey. Hard copies of the survey are available for residents who did not complete it online.

**7. Closure**

David thanked ResCom for their input this year and management and noted that the relationship with Garry has improved enormously, which will benefit the village.

**A vote of thanks to the Chairman for his leadership over the past year was raised.**