



**BROADACRES EVERGREEN LIFESTYLE VILLAGE (“THE VILLAGE”)**

**MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 15 AUGUST 2024**

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**PRESENT:**

Wilma Swart (WS)	(Chairperson and VM)
Garry Reed (GR)	(ELV Managing Director)
Wimpie Pieterse (WP)	(ELV Financial Manager)
Elize Porter (EP)	(Evergreen Health Director)
Residents	(As per signed attendance register)

**1. WELCOME AND INTRODUCTION**

The Chairperson welcomed all residents to the meeting and confirmed that the required quorum was present and that the meeting was therefore duly constituted.

The Chairman welcomed the Evergreen panel and introduced them to all the attendees and called upon GR to address and welcome the residents.

**2. ATTENDANCE AND APOLOGIES**

The attendance register was circulated and signed. Apologies received from residents (refer Annexure A for details).

**3. CONFIRMATION OF NOTICE**

The notice convening the meeting was circulated to residents, taken as read, proposed by Sue Jacson, and seconded by Hennie Du Preez

**4. ACCEPTANCE OF THE PREVIOUS MINUTES**

The previous minutes was circulated together with the notice and taken as read and accepted by Jenny Hammond and seconded by Colin Grenfell.

**5. ANNUAL REPORT BY THE CHAIRPERSON OF RESCOM**

The annual report by the Chairperson of Rescom had been circulated together with the notice of the Annual General Meeting and was taken as read and accepted by Royston Knowles and seconded by Graham Brickett.

**6. EVERGREEN BROADACRES VILLAGE MANAGEMENT REPORT**

The annual report by the Broadacres Village Manager was circulated together with the notice of the Annual General Meeting was taken as read accepted and proposed by Hennie Du Preez and seconded by Brenda Brophy.



## **7. ELECTION OF RESCOM MEMBERS.**

The following six nominations were received only. Thus no voting is required and the following six nominated residents will be on the Resident's committee:

1. David Presbury
2. Dave Nesbitt
3. Neville Willemse
4. Cecil Fann
5. Brenda Brophy
6. Graeme Smith

Rescom members will meet in the following week to elect among themselves a chairman and assign portfolios. Residents will be notified by the Village Manager who the elected Chairman is and which portfolios have been allocated to the various members.

## **8. ANNUAL FINANCIAL REPORT FOR THE 2023/2024 FINANCIAL YEAR.**

The annual Financial Report by had been circulated together with the notice of the Annual General Meeting and was taken as read and accepted by Cecil Fann and seconded by Penny Rabinowitz.

**GR** – Thanked residents for attending the meeting. He thanked David Presbury and all Rescom members for an exceptional year. Comments from the recent survey done by Rescom has been inspiring and it certainly seems that the communication that was brought up in the last year has improved dramatically. Regular town hall meeting and communications from Rescom has greatly improved the communication in the Village.

**GR** – Thanked the Village Manager and the team for all they do for residents.

**WP** – Gave a brief overview of the F2024 Actuals and the F2025 Budget. Target levies for houses increased with 7.7% and apartments with 8.3%. For F2024 Village still operated at an operation loss of R670K which came down from the prior years 1,9 M which is a huge improvement. The F2025 is budgeted to show a R921K operational loss. Mainly due to big expense such as generator expenses and an increase in catering cost. F2025 first quarter has ended up very positive and we are ahead of budget and reducing the operational loss.

## **9. QUESTIONS.**

Question 1 – *What is covered under other income?*

Answer Question- 1

*Other income is a percentage of revenue that the hairdresser and nail technician pay towards the village for use of the salon.*



Question 2:

*Why is there no provision made for property rates in the budget.*

Answer – Question 2

*There was an oversight. R11k per month in our actuals and this will be corrected in the next forecast.*

Question 3:

*Why were admin expenses For F2024 17% higher than the prior year?*

Answer - Questions 3

*WS –Bi Annual First aid and Fire Training done with management and security.*

Question 4:

*Why is F2024 depreciation up by 43% from F2023 - with a further 7% increase in F2025 – What capital expenditure has there been?*

Answer – Question 4

*WS – Mostly replacement of CCTV cameras and servers that were acquired.*

Question 5:

*What was the R207K Catering fee in F2024 for?*

Answer - Question 5

*WS - Cost of AGM, Christmas Function where we had Jannie Moolman perform, Valentines Day entertainment, World Cup Rugby viewings snacks and new years eve entertainment sits in this line. As well as the repairs to catering equipment such as walk in freezers, dishwasher and fridges.*

Question 6:

*There was a discussion about the Bistro being open on the weekends?*

Answer - Question 6

*WS – Yes, plan on running a three-month trial starting from the 1<sup>st</sup> of September 2024 for three months. We will evaluate whether it is financially viable and we will then decide whether we will continue or discontinue this.*

Question 7:

*Can the Frederick Road Association not get together and fill the potholes on Pine Road?*



*Answer question 7:*

*WS – The FRA do fill potholes but the potholes in Pine Rd is too big for us to repair. We will see if we can escalate to the Pothole Brigade.*

*Question 8:*

*How can we get a comprehensive breakdown of what the practise number can be used for to claim against medical aid and why do we not have codes for all invoices?*

*Answer Question 8:*

*EP - Explained the process and will follow up with a detailed circular to residents*

*Question 9:*

*Can a circular be sent out to explain the quality of the water and indicate what unit of measure was applied?*

*Answer question 9:*

*WS – Yes*

*Question 10:*

*Will the bistro service being extended to weekends offer the same service as currently offered during the week?*

*Answer question 10:*

*WS – Yes, the operating times will be similar. The services provided might be different with promotions being run to encourage take up so that we get to a break-even number.*

*Question 11:*

*Can management send out a monthly notice to indicate how the trial is going?*

*Answer question 11:*

*WS – Yes, we can.*

*Question 12:*

*Fire safety – when there was a fire in the village two years ago the fire engines took very long to arrive. The fire department stated that they had been given the incorrect address. In future can the correct number be used to contact them?*

*Answer question 12:*

*Yes. We are having our annual village evacuation on the 26<sup>th</sup> of August 2024 where we have invited the Fire brigade and Emergency services to join us in our evacuation.*



## **10. GENERAL.**

WS – Gave an update on projects in the Village:

### **1. Water treatment plant:**

Residents are very appreciative of the water treatment plant and being shielded from constant water outages in the area. Hardness of water was brought up as a concern and subsequent installation of a Nano Filtration system has been introduced. Alveo takes water samples and sends it away for testing every 2 weeks. The Calcium level in the water was measured at a rate of 247mg per litre before the installation of the Nano Filtration and the sample taken the day after installation came back at 189 mg per litre

### **2. Voltano Metering**

Most of the issues residents had with receiving their invoices and being able to read and understand their invoices has now been resolved. The rollover of the pre-paid meters a few weeks ago, has gone smoothly and all meters should now have had their token identifier upgraded

### **3. Solar project:**

756 solar panels were installed on the Apartment buildings and Lifestyle centre's roofs. Project is nearing completion estimated at end of August 2024.

### **4. Paving repairs on Frederick Road**

Repairs to the paving leading from the gate all the way up Frederick Road has been completed.

### **5. New PA system**

New state of the art public address system has been procured.

### **6. Dredging of the bottom dam.**

Bottom dam has a lot of silt in it and as a result of this the circulation pump can not operate. Thus, dredging the bottom pump has commenced.

### **7. Weekly shopping shuttle**

The weekly shopping shuttle has been introduced and finally started to be used to full potential.

### **8. Projects still ongoing for the year.**

Fence replacement and repainting still remains a priority



Garage doors – the faded white look is due to dirt – residents need to clean them.

Garage doors – See house 72's garage door that was recently cleaned.

Painting the boundary wall in Frederick Road.

Painting of the apartment blocks exteriors.

With no further matters being raised, the chairperson declared the meeting closed at 13:09

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**CHAIRPERSON**



**EVERGREEN BROADACRES LIFESTYLE VILLAGE (“THE VILLAGE”)  
APOLOGIES NOTED AT THE ANNUAL GENERAL MEETING OF THE VILLAGE  
HELD ON 15 AUGUST 2024**

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**APPENDIX A: APOLOGIES RECEIVED FROM RESIDENTS**

1. Margaret Curran
2. Jennifer Boswell
3. Lisa Nuttall