

**MINUTES OF THE MEETING OF THE RESIDENTS' COMMITTEE (RESCOM) OF  
EVERGREEN LIFESTYLE VILLAGE DIEP RIVER  
HELD ON THURSDAY, 14 SEPTEMBER 2023 AT 15:30**

**PRESENT:** Kathy Scott (KS) - Chairperson; Christine Dempers (CD); Margaret Lee (ML); Sue Butcher (SB); and Brian Quinn (BQ)

**APOLOGIES:** Amanda George (AG); Kelvin Barry (KB) and Pam Day (PD)

Item	DETAILS	DUE/ ACTION
1	<b>Welcome:</b> Kathy welcomed everyone to the meeting and thanked them for being there. Apologies from AG; KB and PD were noted.	<b>KS</b>
2	<b>Approval of Minutes:</b> The minutes of the meeting held on 3 August 2023 were approved. KS signed them.	ALL
3	<b>Matters Arising from the Minutes:</b> These will be dealt with as they come up during the meeting.	ALL
4	<b>Finance, Legal &amp; Estate Sales:</b> <ul style="list-style-type: none"> <li>➤ KS was satisfied with the finances but had not received the budget. CD said that she had a budget ready to print for KS. CD had not picked up any major changes or problems with the budget. CD is able to make comments on the budget, so it has been made more interactive. We are definitely on track. We will be over in August because of expenses for the AGM.</li> <li>➤ Refreshments for the rugby are from EPI so are not an expense for Diep River.</li> <li>➤ We spend R6000 every quarter for Window Cleaning and it has not been done for a long time. This has become very pricey. As a trial we are going to try Lucko cleaning the windows inside and outside once a quarter. He will have the ladders that he needs as well as other apparatus. He will not have to be strapped up and having to stand on long ladders to reach the third floor. He will have a special window cleaning apparatus with an extendable long handle to reach the high windows. Lucko has already been cleaning indoor windows of those residents who have indoor windows that open onto the passages. We need try this and get feedback from the residents as to how they feel about it. Possibly at no cost the first round and then later a charge of R65 per unit.</li> <li>➤ Units up for sale are: 118, 304, 207 and 317.</li> <li>➤ New resident for 211 will be moving in later this month.</li> <li>➤ There was a discussion around the process involved around should a resident need help with their levy payment and using money from the investment. KS said a resident could also look at downsizing.</li> <li>➤ KS reminded Rescom members that if residents come to them with an issue, that the policy is first to go to Management, then if not resolved can go to Rescom and if still not resolved Rescom will go to Mancom.</li> </ul>	KS  CD
5	<b>Repairs &amp; Maintenance / Village Improvement:</b> <ul style="list-style-type: none"> <li>➤ BQ spoke about the metering system and the generator. Evergreen gets billed regardless of whether the generator is on or not so in a way residents are contributing to the cost of the generator. CD noted that the generator supplies electricity to the residents when it is loadshedding and therefore the resident's</li> </ul>	BQ

Item	DETAILS	DUE/ ACTION
	<p>meter does still register electricity usage during loadshedding and it is probably expected that the Village should charge MSI for the electricity from the generator.</p> <ul style="list-style-type: none"> <li>➤ CD stated that if we were to charge MSI for this electricity they in turn would on-charge the cost to the residents. This cost works out to about R9/R10 per kWh. In the Village books we would receive an income, however this would not be enough to cover the loss the village incurs. Therefore, the residents would be in a worse situation as their electricity cost would increase. CD confirmed that at the moment EPI/ELV have no intention of charging MSI for the electricity from the generator since we do not have a meter located there and the benefit is not worth the cost to support/install such a system of recharge So, although the resident is paying for their electricity at the rate set out below, they are not paying for 100% of the generator cost as it is subsidised by EPI. And therefore, they are not paying twice for the same thing.</li> <li>➤ The Refurb team are finishing off internal work on second floor and starting first floor of internal repairs in units. Lots of good reports about this team. They notice other small items and fix them too. CD said she would let the head of the Refurb Team know as to how well this team under Neil has worked. Unfortunately, they are unable to stay and do the common areas like the Recreation Lounge, Sky Lounge, or the Bistro.</li> <li>➤ External tiles on Patios on 114 and 204 are to be resolved as well as tiles on 215, 305 and 315. In addition, tiling on 119/219/319 to be attended to as well.</li> <li>➤ Guttering and down pipes for 119, 219 and 319 as water on balconies has nowhere to drain and rainwater gathers on patio tiles. CD to resolve.</li> <li>➤ There is a leak at the station ablution block which is coming into the garage. The Council have been to check it out and cannot find anything wrong. They have closed the item. CD is trying to get them to resolve this issue.</li> <li>➤ High Point will be coming back to do remedial work in the reception area as well as on the exterior painting.</li> <li>➤ Village Signage – This sign will be moved to above the Light. It has been measured and it will fit here. A signage guy will need to move the sign.</li> <li>➤ Laundry Change over with the Staff Room is going well and should be completed soon.</li> <li>➤ Security Lights on building at fire escape in front are linked to the Bollard lights leading to front entrance and can only be replaced once the Bollard lights are done.</li> <li>➤ Residents have complained about laundry hanging on balconies. This needs to be addressed in a newsletter.</li> </ul>	CD
6	<p><b>Gardens, Trees and Irrigation</b></p> <ul style="list-style-type: none"> <li>➤ SB presented her report and was happy with the gardens to date. SB requested some more Fertiliser – Atlantic Brand for Lawns and for Flower beds. She also requested some more Compost which will then see us through the summer. A liquid Fertiliser can be made up using a scoop of fertiliser in a 5-litre bottle and filled with water. This makes the fertiliser go a long way.</li> <li>➤ In SB's absence if Artwell needs to know anything he would check in with CD</li> <li>➤ The Herb Garden will be created with veggies and some pretty flowering seedlings will be planted.</li> </ul>	SB CD

Item	DETAILS	DUE/ ACTION
	<ul style="list-style-type: none"> <li>➤ CD suggested we replace the Hibiscus with some lovely Jasmine. SB has been wondering where the Hibiscus could be located, and she wondered about outside the Bin Room across the Diagonal in front of the newly painted grey wall.</li> </ul>	
7.	<p><b>Security, Health and Safety</b></p> <ul style="list-style-type: none"> <li>➤ The Security is all good. Bernie is taking one day's leave on Friday. CD asked him to organize for someone reliable to come in and if he needed to take a day's leave again for the same person to come in so that someone gets to know the ropes at our Village and then when Bernie is off in December the same person who has been here before can do the day shift.</li> <li>➤ The smoke alarm went off the other day and went on for a long time. It was quite loud and sounded like the fire alarm. There was a lot of smoke around because it was food burning and the unit concerned had all windows and the door open, so smoke was coming out.</li> <li>➤ The alarms need to be tested to see what the difference is, if any, between the smoke alarm and the fire alarm. Residents are confused as to which one it is and do not necessarily come out to see. CD said we are due for an annual fire check.</li> </ul>	CD
8.	<p><b>Catering, Events &amp; Entertainment:</b></p> <ul style="list-style-type: none"> <li>➤ ML presented and tabled her report on Catering and Entertainment.</li> </ul> <p>Coming up in October:</p> <ul style="list-style-type: none"> <li>- Sally Creed – Talk about nutrition and creams.</li> <li>- The Foot Family – Trained by Podiatrists and have -stripes and badges – only charge R200 for cutting toenails.</li> <li>- Oktoberfest at Noordhoek</li> <li>- A Lunch Out at Berthas in Simons Town</li> <li>- 31 October – Halloween Lunch</li> </ul>	CD ML
9.	<p><b>Evergreen Health/ Health Services:</b></p> <ul style="list-style-type: none"> <li>➤ There had been a request from a resident to have first aid boxes with things like disprin etc available to help residents who need a simple pain killer. CD confirmed that this cannot be dispensed to residents in terms of health and safety.</li> <li>➤ Telecare – there has been no update on using another system.</li> <li>➤ Sharon on leave for two weeks and will return on 02 October. Melanie will be in and out and around if there is a problem. She will sort out medications.</li> </ul>	CD
10.	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>➤ CD gave us an update on the staff matters.</li> <li>➤ An Informal Meeting was held a week after the AGM to meet new members of the Rescom. It was decided at that meeting who would hold the different port folios. We went through the format of our Monthly Meetings.</li> </ul>	ALL

Item	DETAILS	DUE/ ACTION									
11.	<p><b>Date of next Rescom meeting:</b> Thursday 12 October 2023 at 15:30</p> <p><b>Meetings coming up:</b></p> <table border="0"> <tr> <td>16 November 2023</td> <td>15 February 2024</td> <td>14 March 2024</td> </tr> <tr> <td>11 April 2024</td> <td>09 May 2024</td> <td>13 Jun 2024</td> </tr> <tr> <td>11 July 2024</td> <td>08 August 2024</td> <td></td> </tr> </table>	16 November 2023	15 February 2024	14 March 2024	11 April 2024	09 May 2024	13 Jun 2024	11 July 2024	08 August 2024		ALL
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Without any further business to discuss the meeting closed at 17h30

APPROVED AND SIGNED AT CAPE TOWN ON \_\_\_\_\_ 2023

CHAIRMAN \_\_\_\_\_