

**MINUTES OF THE MANCOM MEETING
OF EVERGREEN LAKE MICHELLE
HELD ON 19 SEPTEMBER 2017 @ 14h00 AT AMDEC HOUSE**

PRESENT:

Derek Drew	(DD)	(Evergreen MD)
Greg Culhane	(GC)	(Chairman-Rescom)
Bob Thomas	(BT)	(Vice-Chairman - Rescom)
Chris Foad	(CF)	(Resident)
Kim Whitworth	(KW)	(Evergreen Village Manager)
Patrick Maile	(PM)	(Evergreen Maintenance Manager)
Andrea Witte	(AW)	(Secretary)

APOLOGIES:

Dr Michael Cooper	(MC)	(Vice-Chairman)
Jenny Niemand	(JN)	(Resident)

Item	Narrative	Action
1.	Welcome DD welcomed the new committee members to the first meeting of the new committee and handed over to GC the newly elected Chairman.	
2.	Apologies Apologies received from Dr Michael Cooper and Jenny Niemand.	
3.	Minutes of the Previous Mancom 4.1 Financial <ul style="list-style-type: none"> There were minor adjustments to the budget in 2017; some units were charged an incorrect levy increase, this was corrected. The 2017 budget was based on 32 units whereas the 2018 budget is based on 31 units 6.1 Medical <ul style="list-style-type: none"> KW responded that the visit to frail care with Dr Cooper was put on hold but she would follow up as to when he was available. 8.1 General <ul style="list-style-type: none"> GC to get feedback via BHJ from the Masi meeting held at the Boat House on Wednesday, 26 July 2017 held by Ms Purchaser, DA Councilor. 	KW GC
4. 4.1	Financial - Levies, rates and management accounts Recent Levy Increases <ul style="list-style-type: none"> The main issues which was discussed was why two rates of levy increases are charged at Lake Michelle. DD confirmed the initial 14 purchasers bought into Evergreen with levies at CPI plus 1.5% and the latter group of 17 paying 10%. ELV expected CPI to be around 6% plus 1.5% totaling 7.5% and with those paying 10% the average was around 9.2% across the board. GC confirmed he did not receive Annexure A of his LR and there was no mention of the levies being charged at 10% annually. DD confirmed it is not the intention of ELV to make profit from levies and the finance team are investigating a solution to charge a more uniformly rate across all the villages. Once the group are at a break-even point then this can be implemented. GC commented that it was unfair and inconceivable that residents enjoyed the same facilities, paying less towards levies and felt over the next two to three years or sooner the levies could be amortised to become equal. GC confirmed he will revert back to RESCOM with feedback from management. 	GC

5.	Snags & Maintenance <ul style="list-style-type: none"> PM has confirmed that the initial job done by Atlantic Roofing to replace stapled roof tiles to roof structures has been signed off. Once the H&S protocol is in place contractors will be on site. KW to arrange appointments with the residents and GC to be copied into email. 	KW
5.1	<ul style="list-style-type: none"> GC commented that the current maintenance protocol is far too broad and open for dispute. PM to modify and also include the excesses where applicable so residents are aware of any costs with claims. 	PM
5.2	<ul style="list-style-type: none"> GC mentioned that RESCOM were unhappy with the way in which LMHOA were dealing with burst water mains occurring on a regular basis and not being informed timeously when water supply turned off, for repairs. This resulted silt and air flushing through to individual houses, which flushes through the plumbing systems causing damage to the pressure reducing valves and fittings to the geyser. GC further mentioned poor quality materials being used to repair geysers, which residents bore the cost. DD to contact the LMHOA regarding this. 	DD
5.3	<ul style="list-style-type: none"> GC commented on the overall snag list and jobs not been complete. PM re-iterated that all snags to be sent to KW to add to "SharePoint". This way PM can log and plan his maintenance team/service providers and track the jobs. 	
6.	Medical <ul style="list-style-type: none"> Nothing to report. 	
7.	Social <ul style="list-style-type: none"> Nothing to report. 	
8.1	General LMHOA <ul style="list-style-type: none"> GC requested that the new committee have access to the LMHOA website. DD to obtain access code and forward to GC. 	DD
8.2	Down scaling <ul style="list-style-type: none"> GC confirmed that residents wanted Evergreen to have a definite arrangement regarding downscaling as and when was necessary. DD explained that each request would be based case by case due to the structure of the purchase models. Evergreen would definitely look at offering a resident the option to scale down to a village suitable to their circumstances. GC would revert back to RESCOM. 	
9.	Date of the next Meeting: <ul style="list-style-type: none"> KW would liaise with GC to ascertain whether a meeting scheduled for 12 Dec 2017 at 14h00 at Amdec House will be held. 	
10.	CLOSING GC concluded that residents are generally happy and if issues are resolved timeously with open communication they would be more inclined to stand as ambassadors for Evergreen. GC thanked all for attending and meeting was concluded at 15h45.	

THE CHAIRPERSON

DATE