



## **EVERGREEN LAKE MICHELLE** (*“the Village”*)

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### **NOTICE OF ANNUAL GENERAL MEETING**

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Notice is hereby given that an Annual General Meeting of the Village will be held at the **Evergreen Noordhoek Lifestyle Centre, Glencairn Expressway, Fish Hoek, Cape Town, on Thursday, 27 May 2021.**

This notice has been sent to all the Life Right Holders, who are recorded as such in the Life Right register of the Village on Friday, 14 May 2021 (**“the Record Date”**), being the date determining which Life Right Holders are entitled to receive notice of the Annual General Meeting.

#### **IMPACT OF COVID-19 ON THE AGM**

As a consequence of the impact of the Covid-19 pandemic, limitations are placed on public gatherings under the Disaster Management Act, 57 of 2002. As a result of the aforementioned limitations placed on public gatherings since 26 March 2020, the Village was unable to convene its annual general meeting for the 2020 calendar year. The Village hereby wishes to convene a joint annual general meeting dealing with the annual general meeting matters of the 2020 as well as the 2021 calendar years. As a socially responsible corporate citizen, the Village will conduct the AGM with the following rules in place:

- the attendance of only one representative per unit is recommended;
- Life Right Holder(s) are requested to RSVP and register their attendance in order to ensure that the capacity of the venue is not exceeded in terms of the current limitations placed on gatherings;
- Life Right Holder(s) who fail to register and RSVP will not be permitted to enter the venue and attend and participate at the AGM;
- Life Right Holder(s) are requested to submit their questions regarding any of the AGM matters to the Village Manager in advance so as to limit time and exposure at the venue for the AGM proceedings;
- social distancing of 2 metres will be enforced at all times during the AGM;
- the wearing of face masks is compulsory;
- hand sanitization during entrance and exit are compulsory;

#### **PURPOSE**

The purpose of the AGM is to consider and, if deemed fit, approve, with or without modification, the ordinary resolutions set out below.

#### **A. AGENDA**

1. **WELCOME AND INTRODUCTION**
2. **ATTENDANCE AND PROXIES**
3. **CONFIRMATION OF NOTICE**
4. **ACCEPTANCE OF THE PREVIOUS ANNUAL GENERAL MEETING MINUTES**  
(Attached) (Pages 7 - 10)
5. **EVERGREEN VILLAGE MANAGER’S REPORT** (Attached) (Pages 12-14)
6. **ANNUAL FINANCIAL REPORT FOR THE 2020 - 2022 FINANCIAL YEARS** (Attached) (Page 15)

7. **ELECTION OF THE RESCOM MEMBERS** (See Note 1)
8. **GENERAL** (See Note 2)
9. **CLOSURE OF MEETING**

## **B. NOTES**

### **1. ELECTION OF THE RESCOM**

#### ***(Ordinary Resolution Number 1)***

##### *Composition and nomination*

In terms of the House Rules of the Village, the Rescom will consist of a maximum of 6 (six) members. Life Right Holder(s) are hereby requested to nominate\* at least 6 (six) fellow Life Right Holders, by completing the enclosed Nomination Form. Should more than 6 (six) nominations be received, an election will be held at the AGM by way of ballot. The 6 (six) nominees with the most votes will be appointed as Rescom members, and will hold office until the next AGM.

##### *Instructions*

Please hand-deliver the duly completed Nomination Form to the Village Managers' offices, alternatively email same to [neom@evergreenlifestyle.co.za](mailto:neom@evergreenlifestyle.co.za), by no later than **16h00 on Thursday, 20 May 2021**.

*\*In terms of the House Rules of the Village, no Life Right Holder may, while in arrears with his or her Levies or has any outstanding amounts owing to Operator and/or Owner (as the case may be), hold office as a member of either Rescom, or be co-opted onto or act as a representative or appoint an alternate on Rescom.*

### **2. QUESTIONS**

##### *Managing of questions during the AGM*

Life Right Holder(s) are requested to submit their questions regarding any of the AGM matters which warrants discussion in writing to the Village Managers' offices, alternatively emailed to [neom@evergreenlifestyle.co.za](mailto:neom@evergreenlifestyle.co.za), so as to be received by no later than **16h00 on Thursday, 20 May 2021**. The intention is to limit the duration of the AGM and the subsequent risk of exposure at the venue.

Matters that are not submitted in writing, as indicated above, will not be debated at the AGM. Life Right Holder(s) are requested to focus on matters that warrant discussion at an AGM and to take up smaller and / or personal matters with the Village Manager,

### **3. ATTENDANCE AND VOTING BY LIFE RIGHT HOLDERS OR PROXIES**

Life Right Holder(s) (who are recorded as such in the register of the Village as at the Record Date) are entitled to attend and vote at the AGM or to appoint a proxy to attend, speak and vote in their stead. The person so appointed as proxy need not be a Life Right Holder of the Village. Proxy forms must be hand-delivered to the Village Managers' offices, alternatively emailed to [neom@evergreenlifestyle.co.za](mailto:neom@evergreenlifestyle.co.za), by no later than **16h00 on Wednesday, 26 May 2021**.

Each Life Right shall carry a single vote. Where a Life Right is jointly held by more than 1 (one) Life Right Holder, such vote shall be exercised jointly by them.

### **4. IDENTIFICATION OF PROXIES**

Any proxy appointed to attend, participate and vote on behalf of a Life Right Holder at the AGM must be able to present reasonably satisfactory identification at the meeting for such proxy to attend, participate and vote at the meeting. A green bar-coded identity document or a smart

identification card issued by the South African Department of Home Affairs, or a valid passport for foreign nationals will be acceptable forms of identification.

## 5. IMPORTANT NOTE

Life Right Holder(s) will receive a complete AGM document pack via the email address listed for their unit in the Register of the Village. Life Right Holder(s) are encouraged to bring the AGM document pack along to the AGM for discussion.

In an attempt to reduce our carbon footprint and save on paper wastage and cost, village management will only have printed copies of the first 2 (two) pages of the AGM notice on hand for Life Right Holder(s) who are unable to or do not have access to printing facilities. The following attachments and forms will only be printed for and on request from a Life Right Holder(s):

- Proxy form; and
- Nomination Form.

## 6. RSVP

It is important that only Life Right Holder(s) who are certain that they will attend the AGM, kindly RSVP to the Village Manager **by no later than 16h00 on Thursday, 20 May 2021.**

Once again Life Right Holder(s) are requested to also limit their representation at the AGM to one person per Unit so as to comply with the public gathering limitations currently in place and to permit as many Units from participating, as permitted.

By order of Evergreen Lifestyle Villages (Pty) Ltd (“Operator”)

**GARRY REED**

**EVERGREEN LAKE MICHELLE**  
(*"the Village"*)

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**PROXY FORM**

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For use by registered Life Right Holder(s) of the Village, recorded in the Life Right register as at the Record Date, to be used at the AGM to be held at **Evergreen Noordhoek Lifestyle Centre, Glencairn Expressway, Fish Hoek, Cape Town, on Thursday, 27 May 2021 at 14h00.**

I/We [please print name(s)] \_\_\_\_\_

being the holder(s) of a Life Right in Unit \_\_\_\_\_ in the Village, hereby appoint (see instruction below):

1. NAME: \_\_\_\_\_

RSA ID NUMBER/DATE OF BIRTH: \_\_\_\_\_ or failing him/her,

2. NAME: \_\_\_\_\_

RSA ID NUMBER/DATE OF BIRTH: \_\_\_\_\_ or failing him/her,

3. the chairperson of the Annual General Meeting,

as my/our proxy to attend, speak and vote for me/us and on my/our behalf at the AGM of the Village to be held on Wednesday, 26 May 2021 at 14h00, or at any adjournment thereof.

SIGNATURE/S \_\_\_\_\_ DATE: \_\_\_\_\_

ASSISTED BY ME (WHERE APPLICABLE) \_\_\_\_\_

**Instructions on signing and lodging the proxy form:**

1. A Life Right Holder(s) may insert the name and RSA identity number or date of birth of a proxy or the names of two alternative proxies of the Life Right Holder's choice in the space/s provided above, with or without deleting "the chairperson of the AGM", but any such deletion must be initialled by the Life Right Holder(s). Should this space be left blank, the chairperson of the AGM will exercise the proxy. The person whose name appears first on the proxy form and who is present at the AGM will be entitled to act as proxy to the exclusion of those whose names follow.
2. The completion of any blank spaces above need not be initialled. Any alterations or corrections to this proxy form must be initialled by the signatory/ies.
3. A proxy shall not be a minor.
4. To be valid the completed proxy forms **together with all listed proxies' green bar-coded identity documents or smart identification cards issued by the South African Department of Home Affairs, or valid passports for foreign nationals**, must be hand-delivered to the Village Managers' offices, alternatively emailed to [neom@evergreenlifestyle.co.za](mailto:neom@evergreenlifestyle.co.za) , by no later than **16h00 on Wednesday, 26 May 2021.** (See note 1)

5. Documentary evidence establishing the authority of a person signing this proxy form on behalf of the Life Right Holder in a representative capacity (e.g. power of attorney or Letters of Curatorship) must be attached to this proxy form.
6. Any proxy appointed to attend, participate and vote on behalf of a Life Right Holder at the AGM must be able to present reasonably satisfactory identification at the meeting for such proxy to attend, participate and vote at the meeting. A green bar-coded identity document or a smart identification card issued by the South African Department of Home Affairs, or a valid passport for foreign nationals will be acceptable forms of identification.
7. The completion and lodging of this proxy form shall not preclude the relevant Life Right Holder(s) from attending the AGM and speaking in person thereat to the exclusion of any proxy appointed in terms hereof, should such Life Right Holder(s) wish to do so.
8. The chairperson of the AGM may, in its sole discretion, reject or accept any proxy form which is completed other than in accordance with these instructions.

# EVERGREEN LAKE MICHELLE

(*the Village*)

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## NOMINATION FORM FOR ELECTION TO THE RESCOM

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I/We, the undersigned, being the holder(s) of a Life Right in Unit \_\_\_\_\_ in the Village (**"Proposer"**), hereby nominate:

NAME: \_\_\_\_\_,

a Life Right Holder of the Village, to be appointed as a Rescom member, which appointment may (if necessary) be voted on by Life Right Holders at the AGM on **Thursday, 27 May 2021**.

NAME OF PROPOSER \_\_\_\_\_

SIGNATURE OF PROPOSER \_\_\_\_\_ DATE: \_\_\_\_\_

### **CONSENT BY NOMINEE**

I, the undersigned, (print name) \_\_\_\_\_  
(**"the Nominee"**)

hereby accept the nomination to be appointed as Rescom member of the Village.

SIGNATURE OF NOMINEE \_\_\_\_\_ DATE: \_\_\_\_\_

**KINDLY NOTE:** To be valid the completed Nomination Form together with the brief CV of the nominee must be hand-delivered to the Village Managers' offices, alternatively emailed to [neom@evergreenlifestyle.co.za](mailto:neom@evergreenlifestyle.co.za), by no later than **16h00** on **Thursday, 20 May 2021**.



**EVERGREEN LAKE MICHELLE LIFESTYLE VILLAGE (“THE VILLAGE”)**

**MINUTES OF AN ANNUAL GENERAL MEETING OF THE VILLAGE HELD ON 28 AUGUST 2019**

<b>PRESENT:</b>	G Reed	(Chairperson)
	R Thomas	(Rescom Vice Chairperson)
	A Kajee	(Financial Director)
	K Whitworth	(Village Manager)
	A Witte	(Office Manager)
	Residents	(As per signed attendance register)

**1. WELCOME AND INTRODUCTION**

The chairperson extended a special welcome to new residents, management and the current residents’ committee members (“Rescom”) and confirmed that the required quorum was present and that the meeting was, therefore, duly constituted.

**2. CONFIRMATION OF NOTICE**

The notice convening the meeting as well as the previous minutes, annual report by the chairperson of the Rescom, village management report and annual financial report, were taken as read as proposed by C Foad and seconded by B Gold.

**3. ATTENDANCE AND APOLOGIES**

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

**4. ACCEPTANCE OF PREVIOUS ANNUAL GENERAL MEETING MINUTES**

The minutes of the annual general meeting held on 16 August 2018 were accepted and signed as a correct record as proposed by B Thomas and seconded by C Foad.

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

The annual report by the chairperson of the Rescom was circulated together with the notice of the annual general meeting and taken as read. The acceptance of the report was proposed by M Lamb and seconded by I Thomson.

**6. VILLAGE MANAGEMENT REPORT**

The annual report by the village manager was circulated together with the notice of the annual general meeting and taken as read. The acceptance of the report was proposed by B Thomas and seconded by C Foad.

## **7. ANNUAL FINANCIAL REPORT FOR THE 2019/2020 FINANCIAL YEAR**

The meeting noted the annual financial report for the 2019/2020 financial year as circulated together with the notice of the annual general meeting.

It was noted that A Kajee and G Reed represented Evergreen at the LMHOA budget meeting held on 27 February 2019. Evergreen played a huge part in voting against the proposed levy increase of 9% for the 2019/2020 period.

The budgeted annual CPI figure was 5% (five percent) which would have resulted in a levy increase of 6.5%. However, CPI was 4% and hence a levy increase of 5.5% (five comma five percent) was implemented with effect from 1 September 2019.

The budget for the year ending February 2020 showed a marginal profit on the financial summary.

## **8. ELECTION OF RESCOM MEMBERS**

The chairperson noted the following 5 (five) nominations received from life right holders to be appointed as Rescom members:

C Foad;  
B Thomas;  
G Culhane;  
M Reid; and  
I Thomson.

### **RESOLVED:**

**THAT** the appointment of the 5 (five) nominees, as mentioned above, to the Rescom hereby be approved as proposed by I Thomson and seconded by C Foad.

The Chairman and Vice-Chairman will be elected at the next Rescom meeting.

## **9. GENERAL**

The chairperson thanked D Drew for his role as operations director and further added that he had taken up the position as the village manager of Evergreen Muizenberg with effect from 1 July 2019.

The chairperson informed residents that Evergreen has taken the decision to bring health care services in-house and had subsequently given Unique Health notice of termination of their services. Evergreen has appointed E Porter as the Director of Evergreen Care, to commence from 1 October 2019.

The chairperson allowed life right holders the opportunity to present questions to the management committee and responded as follows:

### **Question 1:**

B Thomas raised his concern that telecare units were not working.

### **Answer 1:**

The chairperson responded that daily testing should be done by pressing the red button to ensure that the telecare unit was operating effectively.



**Question 2:**

B Thomas mentioned the lack of socials being arranged by Evergreen.

**Answer 2:**

The chairperson confirmed that Bronwyn Davis, hospitality manager would ensure Lake Michelle residents were aware of the Evergreen events which were arranged.

**Question 3:**

P Foad requested benches to be made available around the walkways within Lake Michelle.

**Answer 3:**

The chairperson responded that he would approach LMHOA to allow Evergreen to contribute towards the installation of benches and would wait for suggestions as to where to have them placed from residents.

**Question 4:**

P Foad raised his concerns on the length of time it is taking to sell the vacant houses.

**Answer 4:**

The chairperson confirmed that enquiries have been received, units have been shown but with the tough economic climate we are faced with, the units are still unsold.

**Question 5:**

P Foad enquired as to the commencement date of the second phase of construction.

**Answer 5:**

The chairperson confirmed that environmental approvals were in progress.

**Question 6:**

C Foad raised his concern that vehicles parked outside houses 58 – 60 were not making use of the parking area a few metres away, cars and trucks end up blocking entrance gates on a daily basis.

**Answer 6:**

The chairperson requested that K Whitworth and C Foad to draft a letter to the LMHOA stating the parking issues.

**Question 7:**

B Gold re-iterated that he would like to attend the LMHOA meetings so to update residents at the Rescom meetings.

**Answer 7:**

The chairperson responded that all correspondence from LMHOA were sent by K Whitworth to all residents at Lake Michelle. B Gold to ensure his email address was on the LMHOA distribution list. The chairperson further confirmed that B Gold was more than welcome to attend the meetings.

With no further matters being raised, the chairperson thanked all present for their attendance and declared the meeting closed at 15h40.

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**CHAIRPERSON**



**ANNEXURE A**

**EVERGREEN LAKE MICHELLE LIFESTYLE VILLAGE (“THE VILLAGE”)  
APOLOGIES NOTED AT THE ANNUAL GENERAL MEETING OF THE VILLAGE  
HELD ON 28 AUGUST 2019**

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D Walker  
S Ingpen  
R Payne  
C Reid  
R Cooper  
G Culhane  
C & J Pickering  
T & S Grave  
K Reich



## **EVERGREEN LAKE MICHELLE** *("the Village")*

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### **VILLAGE MANAGER'S REPORT FOR 2020/2021**

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#### **1. INTRODUCTION**

In a year that can truly be classified as one like no other, Evergreen Lifestyle Villages considered it a top priority to ensure the well-being of both Residents and staff as their lives were impacted and disrupted by the global Coronavirus (COVID-19) pandemic. Residents were notified in March 2020 of the impending disaster and we put into place, a range of important protocols. We encouraged our Residents to review and follow the recommendations of the CDC (Centres for Disease Control and Prevention) for everyday precautions that helped reduce the spread of the virus. We understood that our Residents ("over 60's") and people with co-morbidity had been identified as being more vulnerable and we implemented several protocols to minimise the exposure of our Residents and staff to the Coronavirus.

The President declared the Coronavirus pandemic a national disaster and announced a package of extraordinary measures to combat the spread 2 weeks later and noted that urgent action would be required. He announced a nation-wide lockdown from Thursday 26 March until midnight on Thursday 16 April 2020 . Village Management facilitated home deliveries, on-line shopping and frozen meals. Villages became completely reliant on the operational teams for all services and did an outstanding job in maintaining the facilities and services to the best that these unusual circumstances allowed.

On 4 May 2020, President Ramaphosa announced a "risk adjusted" approach to a phased reopening of the economy, and as we moved from Level 4 through to Level 3 - and finally, in September to Level 2, we started to settle into our new "business unusual" way of life. We adapted to the fact that this virus was very likely to remain while we waited patiently for a vaccine in 2021. We managed to navigate through an extremely difficult time, cut-off in many ways from our Residents while having to manage from a distance.

I wish to express my sincere gratitude and appreciation to the Evergreen Noordhoek Village Managers in whose footsteps I followed, and that of my team, for the sterling work done to look after the welfare, health and security of all our Residents over the past year.

## **2. VILLAGE DEVELOPMENT**

While we are incredibly proud of our houses at Lake Michelle, the focus has been on the developed at the Noordhoek Village and its soon to be opened shared Lifestyle Centre. I would like to encourage all Lake Michelle residents to come and enjoy all the new facilities once they officially open in June.

The Noordhoek Village is a popular and sought-after development which is reflected in the quick uptake of “view” units. This bodes well for anticipated sales once the 96 apartments become available in a few months’ time, along with the Lifestyle Centre. Heading into winter I am sure Residents from both Noordhoek and Lake Michelle will be looking forward to the amazing indoor facilities that we will have at our disposal, which include a full-size gym, a heated indoor swimming pool, two craft/games rooms offering ample space for activities to run simultaneously, and two state-of-the-art cinema rooms. We will also have plenty of seating space in the new dining area and we truly look forward to welcoming you all to the Village.

## **3. EVERGREEN HEALTH**

The Evergreen philosophy is to keep our Residents as independent as possible and Evergreen Health, launched last year, has proved to be a real comfort to Residents with their on-site care. Noordhoek’s health clinic is managed by Sister Diana Lane. She is ably assisted by her team of Enrolled Nursing Assistants – Gugu Shange, Tshifiwa Metshimbani, Mbali Ndhlovu and Mary Mulaudzi. The village also runs a team of carers employed to offer 24-hour in-home care to Residents – this division is growing as more Residents need 24/7 services, or care for just a few hours each day.

Continuous Healthcare is one of the pillars of the Evergreen Lifestyle Villages. We constantly review the healthcare services in the village to ensure they remain relevant, of high quality and are cost effective in relation to the needs of and utilisation by Residents. We are also looking forward to the future developments of our Healthcare facilities to expand the services we can offer to Residents.

## **4. CATERING**

Western Province Catering (WPC) will continue their service with a revised focus on the new facilities and space at our disposal once we move into the new Lifestyle Centre. They have been providing excellent daily meals as well as meals for the occasional social events we have managed to have throughout the past year. The professionally designed kitchen and hotel-quality kitchen equipment will provide the perfect setup for the preparation of a wider variety of dishes to be enjoyed in a beautiful new setting. With much more space at our disposal we will be able to resume a more normal social calendar while still doing so safely and in line with all the Covid-19 protocols required.

The service times will be extended to 7 days a week from 8am to 5pm with limited dinner services to start with and the option to expand based on demand. It is encouraging to see that the number of Residents from Lake Michelle enjoying sit down meals in the Bistro has recently increased and will surely continue to do so in the new and improved Bistro. We will soon be introducing Sunday Lunch options for Residents and their families.

## **5. SOCIAL EVENTS**

Our newly appointed “Minister of Social Development”, Melissa has been working closely with Bronwyn Davis to find ways to reintroduce social events safely and creatively. She has done an excellent job with the team’s support and has arranged some amazing events like the dog walk around the village in aid of national Mutt Day, the bake-off for National Banana Bread Day and recently, a Lemonade Walk in aid of National Lemonade Day. As always, these events are only successful if Residents join in the fun and we thank those who have supported us thus far. We are certainly looking forward to hosting many more events this year and hope to see even more Lake Michelle Residents making friends and challenging their neighbours to partake in the varied events.

Our weekly activities include a knitting group, stretch classes, the latest addition of Extend Senior Fit classes, Bridge and Canasta plus the weekly pool, darts and table tennis sessions. I am looking forward to - and encourage - many more interest groups to be formed by Residents of both Villages, especially once the new facilities are open. We will have the addition of aqua aerobics, yoga and potentially, a wine club. Activities also on the cards are games nights, movie nights, themed social dinners, live entertainment and trivia evenings. A few surprises are in store and I am certain that all Residents will be pleased with the upcoming events.

## **6. MAINTENANCE & RENOVATIONS**

Our maintenance division made up of Garth Daniels (Facilities Coordinator), Nadeem Fredericks (Maintenance Technician) and Andre Wessels (Handyman) under the guidance of Patrick Maile (Facilities Manager) has done great work to keep up with the demands of the day-to-day maintenance work in the Village.

With great challenges, and in many cases complete restrictions due to Covid – 19 lockdowns, where planned work had to be put on hold, I would like to thank all Residents for their patience and especially their understanding for any delays experienced. I would like to sincerely assure everyone that every issue was taken on board and all possible solutions were investigated even while our hands were tied during the enforced lockdowns. Evergreen is fully committed to every obligation relating to the upkeep of the houses. All aluminium and glass related work was completed and the most recently reported roof repairs will all be completed by the end of this week. The inspections for all exterior maintenance were completed recently the required renovations has been approved. The timelines for work to be done will be shared as soon as schedules and planning are completed.

## **7. COMMUNICATION**

We continue to provide communication as regularly and promptly as possible on two electronic platforms (Whatsapp and email). Our weekly newsletter “Aloe Aloe” has developed over the past few months and is now in a format that is easy to read with several topics covered across the various sections. Resident contributions are most welcome and highly encouraged. The aim is to have more news “by the people for the people” and I would like to encourage and invite anyone interested in taking on a column or a section of the newsletter to get involved.

For more formal communication I would like to remind all Residents that Elvirah and I, along with the entire team, are always at your disposal. Any concerns can be raised with me directly on any chosen platform and my door always remains open for discussions and constructive solution finding. This often happens over a cup of coffee. Open and honest feedback from Residents is the

best gauge for myself and the team to establish if we are meeting all Residents needs and I cannot reiterate enough how important this is.

## **8. HUMAN RESOURCES**

I wish to thank Elvirah, our Assistant Village Manager, for her ongoing support and especially helping me settle into what was a trying time to start a new position, and in getting to know all the residents. Along with my extended team of Duty Managers - Owen, Melissa, Brenton and Matthew - we are busy preparing for the extended hours and services offered within the new facilities. We have a strong team with a wide range of skills to ensure we offer personalised service and genuine hospitality to all Residents.

I would also like to thank every member of the entire Evergreen team for their efforts during a very challenging year where every single team member had to flex outside the normal scope of work to ensure we managed as close to “business as usual” as possible.

I am very proud to be part of this amazing team and look forward to taking the commitment and support shown into the rest of 2021, and the soon-to-be-open Lifestyle Centre.

And we can only do what we do with support from the team ‘behind the scenes’ – Evergreen Management. They cover a variety of departments and unfailingly support us in the running of the daily operations of the Village so heartfelt thanks to each team member.

## **9. CONCLUSION**

I wish to thank the RESCOM members for their support and commitment to the Village and its residents: Greg Culhane (Chairman), Bob Thomas, Ian Thomas, Margaret Reid and the late Chris Foad.

I also wish to thank all the Residents for their support and co-operation over the past year. You are the drive behind what we do on a daily basis and who we work hard for. I have enjoyed my first year in the Village tremendously and look forward to our next year together. I trust that we can continue to build on our “partnership for life” and as we emerge slowly out of our Covid hiatus, I hope that we see a lot more of each other and have many more opportunities to get to know each other a little better

In conclusion, I wish to extend a big thank you to a few individuals. Bronwyn Davis who served as interim Village Manager through the initial and most difficult part of the Covid – 19 lockdown. She moved into the Noordhoek Village with the healthcare team and put her entire life on hold to ensure that Residents were assisted and supported in every possible way. The level of dedication and commitment shown by Bronwyn through this time represents everything that Evergreen stands for and I applaud her for stepping in and stepping up during such an unprecedented and difficult time.

Lastly the Managing Director of Evergreen Lifestyle Village (Pty) Ltd, Garry Reed, for his positive outlook and commitment to drive myself and the team to maintain the good work being done throughout the tough times thereby ensuring we continue to provide you, our Residents, with committed and quality service, security, healthcare and financial peace of mind. The past year has certainly been easier to navigate under his guidance.

EVERGREEN LIFESTYLE VILLAGES (PTY) LTD

**EVERGREEN NOORDHOEK**

**BUDGET FOR THE 12-MONTH PERIOD 1 MARCH 2021 TO 28 FEBRUARY 2022**

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	FY20 ACTUAL	FY21 ACTUAL	FY22 BUDGET	FY22(B) vs FY21(A)	NOTES
	FEB-20	FEB-21	FEB-22		
Levies	4 003 964	6 382 123	6 616 333	4%	1
Other income	-	-	87 276		
<b>Total Revenue</b>	<b>4 003 964</b>	<b>6 382 123</b>	<b>6 703 609</b>		
<b>Total Expenses</b>	<b>5 883 396</b>	<b>6 662 509</b>	<b>10 089 382</b>	<b>51%</b>	
Clubhouse Expenses	142 255	180 468	295 667	<b>64%</b>	2
Medical Response	114 930	113 893	324 046	<b>185%</b>	3
Common Property: Municipal Utilities	310 559	918 654	869 350	<b>(5%)</b>	
Property Rates	372 721	16 709	135 670	<b>712%</b>	4
Catering	397 399	258 103	535 537,94	<b>107%</b>	5
Security	1 722 072	2 036 195	2 141 274	<b>5%</b>	
Village Staff & Administration Expenses	1 694 124	3 155 784	4 122 084	<b>31%</b>	6
Village Maintenance	1 129 336	-17 297	1 665 752		
<b>Village loss before Extra-Ordinary Items and Capital expenses</b>	<b>(1 879 432)</b>	<b>-280 386</b>	<b>-3 385 773</b>		
<b>Extra-Ordinary Items</b>	<b>548 977</b>	<b>614 259</b>	<b>875 720</b>		
Healthcare	548 977	614 259	875 720	<b>43%</b>	7
<b>Capital Expenses</b>	<b>-</b>	<b>-</b>	<b>292 113</b>		
Gym equipment	-	-	196 113		8
Point of sale equipment	-	-	96 000		9
<b>Total loss for the year</b>	<b>(2 428 409)</b>	<b>(894 645)</b>	<b>(4 553 606)</b>		

**NOTES**

1. Annual levy increase.
2. Additional allowance for new club house.
3. Increase due to residents taking occupation of new units.
4. City of Cape Town adjusted property valuations.
5. Roll out of catering in new clubhouse.
6. Annual salary increases and addition of staff due to village expansion.
7. Evergreen Health actual nursing staff for Health Care Centre.
8. New point sale equipment for bistro
9. Proposed new equipment for the gym.