



EVERGREEN LAKE MICHELLE
(*"the Village"*)

NOTICE OF ANNUAL GENERAL MEETING

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 Tuesday 23 July 2024 at 10h00.**

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 Tuesday 09 July 2024 (**"the Record Date"**), being the date determining which Life Right Holders are entitled to receive notice of the Annual General Meeting.

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 7-13)
5. **ANNUAL REPORT BY THE CHAIRPERSON OF THE RESIDENTS' COMMITTEE ("RESCOM")**
(Attached) (Page 14-16)
6. **EVERGREEN VILLAGE MANAGER'S REPORT** (Attached) (Pages 17-19)
7. **ANNUAL FINANCIAL REPORT FOR THE 2024/2025 FINANCIAL YEARS** (Attached) (Page 20)
8. **ELECTION OF THE RESCOM MEMBERS** (See Note 1)
9. **GENERAL** (See Note 2)
10. **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 liesli@evergreenlifestyle.co.za, by no later than **16h00 on Tuesday 16 July 2024**

**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

1. 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 liesli@evergreenlifestyle.co.za, so as to be received by no later than **16h00 on Tuesday 16 July 2024**.

2. Life Right Holder(s) are requested to focus on General Matters that warrant discussion at an AGM and to take up personal matters with the Village Manager.

3. Instructions on signing and lodging the questionnaire form

- The blank spaces on the form must be clearly completed, should the spaces provided be insufficient, the life right holder is requested to continue their submission on a separate document and to include such document when submitting by not later than **16:00 on Tuesday 16 July 2024**.
- Any additional document must be initialled. Failure to initial such additional document and/or any alterations or corrections on such document will result in the rejection of such document. There will therefore not be any discussion at the Annual General Meeting of such matters arising from the rejected document.
- The chairman of the Annual General Meeting may choose to reject any questionnaire form which is completed other than in accordance with these instructions.

4. Important Note: Individual questions will NOT be read out at the AGM.

- **We will endeavour to group together questions around the same subject and answer them in the general report back session.**
- **Individual questions will NOT be read out at the AGM.**
- **Should you feel that your pre submitted question was not answered during the meeting, please raise the question on the day.**
- **Time will be made available at the end of the meeting for general questions to the maximum of 10.**

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 needs to be Life Right holder of the Village. Proxy forms must be hand de-lovers to the Village Manager's offices, alternatively emailed to liesli@evergreenlifestyle.co.za, by no later than **16h00 on Monday 22 July 2024**.

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 16:00 Monday 22 July 2024.**

By order of Evergreen Lifestyle Villages (Pty) Ltd ("Operator")

GARRY REED

EVERGREEN LAKE MICHELLE

(*"the Village"*)

PROXY FORM

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 Tuesday 23 July 2024 at 10h00**

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 Tuesday 23 July 2024 at 10h00, 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. Proxies to be limited to residents of a village (incl. tenants)
5. 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 liesli@evergreenlifestyle.co.za, by no later than **16h00 on Monday, 22 July 2024 August** (See note 1)

6. 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.
7. 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.
8. 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.
9. 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"*)

NOMINATION FORM FOR ELECTION TO THE RESCOM

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 **Tuesday 23 July 2024 at 10h00**

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.

Furthermore, I consent to act in accordance with the duties and functions mandated to a ResCom member under the House Rules of the Village, specifically clause 3.3 of such Rules.

I agree to be available, upon the reasonable request of the Operator, to attend any induction and/or training required with respect to this position as a ResCom member, at the discretion of the Operator.

SIGNATURE OF NOMINEE _____

DATE: _____

KINDLY NOTE: The completed Nomination Form together with the brief CV of the nominee must be hand-delivered to the Village Managers' offices, alternatively emailed to liesli@evergreenlifestyle.co.za , by no later than **16h00 on Tuesday 16 July 2024**



EVERGREEN LAKE MICHELLE LIFESTYLE VILLAGE (“THE VILLAGE”)

MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 31 AUGUST 2023

PRESENT	Stephan Lloyd	(Chairperson & Village Manager)
	Garry Reed (GR)	(ELV Managing Director)
	Elize Porter (EP)	(EG Health Director)
	Dylan Pienaar (DP)	(ELH Financial Director)
	Liesl Isaacs (LI)	(Office Manager)
	Residents	(As per signed attendance register)

1. WELCOME AND INTRODUCTION

The Chairperson welcomed everyone to the Annual General Meeting of Evergreen Lake Michelle and confirmed that the required quorum was present and that the meeting was, therefore, duly constituted. The Chairperson called upon Garry Reed to address the Annual General Meeting (AGM)

GR thanked all for joining the AGM and to Elize Porter and the Evergreen Health team for organising the Wellness Day. GR thanked the (Rescom) for their support and commitment to the Village during the year and proceeded with a brief summary of the year.

Security

24/7 offers the security presence in the estate with complete electric fencing securing the entire estate together with CCTV cameras, no incidents thus far.

Healthcare

Healthcare is one of the 5 pillars of the Evergreen Lifestyle Villages and we continue to review the healthcare services in the villages. The village medical emergency calls are received by Cape Medical Response (CMR) and residents are urged to regularly test their CMR pendants

Catering & Social Events

Evergreen Noordhoek extends invites to all the resident events to join in on their social events and their daily breakfast and lunches.

Communication

We continue to provide regular and prompt communication with residents. The SMS communication service has become a more direct means of communication. Circulars and newsletters are also distributed to keep residents updated with what's happening in the villages.

Human Resources

We bid farewell to Riaan Gouws Village Manager who took up a new position as Village Manager for Bergvliet Village. Stephan Lloyd has been appointed as the Village Manager for the Evergreen Noordhoek and Lake Michelle Villages.



Conclusion

Thank you to the residents for their positive gestures towards the village management and staff.

2. ATTENDANCE AND APOLOGIES

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

The Chairperson noted the following proxies received:

Unit 61 -Anthony Michael Grave

Unit 58 – Ian & Aldyth Thomson

3. CONFIRMATION OF NOTICE

The notice convening the meeting as well as the report by the Village Management, as circulated to residents, were taken as read, and proposed by Brian Gold and seconded by Gail Fortgens.

4. ACCEPTANCE OF PREVIOUS AGM MEETING MINUTES

The minutes of the previous AGM was circulated together with the notice of the annual general meeting. The Chairman recommended that the minutes be taken as read and accepted. Any comments or questions will be raised under general section. Proposed by Greg Culhane and seconded by Brian Gold.

5. ANNUAL REPORT BY THE CHAIRPERSON OF THE RESIDENTS' COMMITTEE

The annual report by the chairperson of the resident's committee was circulated together with the notice of the annual general meeting. Proposed by Brian Gold and seconded by Janet Jackson.

6. EVERGREEN VILLAGE MANAGER REPORT

The village managers' report was circulated together with the notice of the annual general meeting. The Chairman recommend that the village managers' report be taken as read and noted.

7. ANNUAL FINANCIAL REPORT FOR THE 2023/2024 FINANCIAL YEAR

The annual financial report for the 2023/2024 financial year was circulated together with the notice of the annual general meeting. The annual financial report and budget is taken as read and noted and proposed by Bob Thomas and seconded Greg Culhane.

DP, reflected on the 2023 financial year as well as the budget for 2024. A more structured budget was discussed ensuring the revenue received covered the operational expenses.



The team came up with a target levy approach, whereby each unit contributes the same amount and if there is a shortfall EPI covers this cost.

FY23

- Profit for the year R41, 224

Budget FY24

- Profit for the year R27, 787

Levy Increase

Monthly target levy per unit increased with 5, 6% from R4, 500 to R4, 750 per unit

8. GENERAL ELECTION OF RESCOM MEMBERS

The Following residents were named to continue serving as Rescom Members:

Stuart Leach- Chairperson/Finance

Bob Thomas - Vice Chairperson.

Gail Fortgens – Secretary.

Mike Cooper – Healthcare.

Ian Thomson – Maintenance.

Gail Fortgens/Tony Grave – Social.

Proposed by and seconded by Mr Leach.

9. GENERAL

GR – Question raised around the roof shingles, there has been a shortage of roof shingles suppliers. Management has been in discussion with EPI to check the availability of roof shingles in order to purchase an amount and keep in stock.

The current roofing cannot be changed and this debate dates back to 2019, however the Lake Michelle Homeowner's association has approved the new roofing (Chromodeck) for all new homes built.

Question 2 – Peter Foad

When will the gutters be cleaned?

Answer Question 2

Additional staff have been added to the development team and projects such as these will be actioned more efficiently

Question 3 – Allen Raaff

Will there be an inspection of the roof tiles that can be reported?

Answer - Question 3

GR responded, any defects can be reported to us and having the stock available would make it easier to action and repair. With the refurb team being adequately staffed it will speed up the process to fix any defaults reported including windows, roof tiles and sliding door issues.



DP – We are looking at ways to streamline the reporting issues with a software ticketing system that enables us to keep track of outstanding issues.

Comment - Stuart Leach

Seems like a timeline problem, challenges are reported, quotes are received but work not executed.

Question 4 – Doug Harris

I have a challenge with the pigeons outside my home, I have to get plastic spike fencing erected as this seems to be an ongoing problem, I need clarity, will I be held liable for the cost, or should the property owner not be responsible for this?

Answer - Question 4

DP, we can discuss with the property team and come to an agreement of who will be liable for the cost.

Comment- Colin Reid

My roof has been leaking for almost a year and needs to be cleaned out, when it rains this causes a blockage.

Comment - Graham Fletcher

Would it not be feasible to use a subcontractor to do a temporary repair whilst quotes are being sourced and sent to the insurers?

Comment - GR, we normally fix and repair everything prior to it being submitted to the insurance. There is always a challenge and concern regarding the sub-contractors and the inferior quality of their services.

Question 4 - Greg Culhane

With the double levy income, Evergreen has no control over the Lake Michelle levy, if it's decided that the Lake Michelle homeowners will not have an increase does that mean the Evergreen levy will be much higher?

Answer Question – 4

DP- The Lake Michelle levy is part of the operational expenses of the village. If the homeowners association decide not to increase the levy the Evergreen levy will form part of the bigger cost of the operational expenses. If there is a significant increase in the levies which forms part of the projection for the year, residents will only pay the target levies as stipulated.

GR – Residents can be assured that the levies cannot increase above the LRA agreement signed by the resident.

Question 5 – Janet Jackson

Please clarify the long-term plan with the frail care unit, and can residents stay for longer periods if need be?



Answer – Question 5

GR - It remains our intention to have this facility available to residents, we currently have a 2 bed temporary facility and we develop this as the need arises. The size of the facility does not dictate the service we can offer.

DP- Evergreen Health can facilitate homebased care up until the need for frail care is needed.

Question 6 – Brian Gold

There has to be an agreement where residents receive a refund of 50% when spending on invertors or additions during loadshedding, surely it is Evergreen's responsibility to do something?

Answer – Question 6

GR - This is something that has been debated before, I do not agree that the property owner should be paying for something we have no control of. These invertor's do have a lifespan and it makes no business sense to remove them when terminating your home.

DP - The other option to spending money is to purchase a power agreement for a rental system, where you pay as you use with guaranteed power supply and upon termination the service provider removes it.

Question 7 – Bob Thomas

My question is regarding the increase of the levy amount on insurance.

Answer – Question 7

DP - The increase rate is dictated by the insurance underwriter and this is determined by various challenges within the country. A few years ago it was the Covid virus, more recently the Sasria claims targeted by the floods and riots in the country and of course the never ending loadshedding.

Question 8 – Stuart Leach

Please advise the principal behind the increase in our levies in relation to our life right agreement. I would like to have my contract reviewed, in particular the clause in the contract justifying my contribution to the insurance premium as it doesn't make sense contributing to an insurance policy for a home we not own and cannot put a claim against

Answer - Question 9

DP - You can be assured there are no irregularities to the contracts, it is a legal document enforceable between the parties drafted by our legal team. Your payment of the levies are aimed at covering the village costs. I'm happy to meet with you to review your particular contract.



10. CLOSING

In closing, the Chairperson thanked all residents for their attendance, support and input and believes that this year ahead will be a good one,

With no further matters being raised, the chairperson declared the meeting closed at 11:15

CHAIRPERSON



EVERGREEN LAKE MICHELLE VILLAGE ("THE VILLAGE")

**APOLOGIES NOTED AT THE ANNUAL GENERAL MEETING OF THE VILLAGE
HELD ON 31 AUGUST 2023**

- Jean Thomas
- Pam Leach
- Gael Culhane
- Beryl King
- Ian & Aldyth Thomson
- Micheal & Benita Van Den Bos
- Caryll Foad
- Dr. Peter & Mrs. Patricia van Bornman
- Anthony & Susan Grave
- Micheal & Jean Lamb

26 June 2024.

Evergreen Lake Michelle Rescom Chairmans Report for 2023/2024.

Introduction.

Being a small community there is very little happening that warrants reporting back to management. Here at Lake Michelle the waterways are now consistently being cleared of invasive vegetation which has resulted in a cleaner and most attractive environment.

The Rescom have endeavoured to improve communication between members by arranging the odd greet & meet but much more needs to be done. As is always the case in any community there are those who choose to seldom or never participate in any activities. Their privacy is to be respected but should realise that friends and fellowship makes for a happier living. The management of Noordhoek have provided numerous occasions for our residents to enjoy entertainment & attend various functions which is much appreciated.

Present Residents Committee.

Stuart Leach (Chair)

Beryl King (Vice Chair)

Gail Fortgens (Secretary)

Ian Thomson (Maintenance)

Gail Fortgens (Social) assisted by Tony Grave.

Sadly, both Bob Thomas (Vice Chair) & Mike Cooper (Medical) have resigned their portfolios having been on the committee for 9 years. Their contribution over the years has been invaluable.

Beryl King was approached and once aware of the responsibility involved accepted to join the committee replacing Bob Thomas as Vice Chair. Bob Thomas proposed Beryl King and seconded by Brian Gold. As there were no proposals to fill Mike Coopers portfolio it was decided that any medical snags would be handled at committee level.

Resignations & Arrivals.

Both Colin & Margaret Harris as well as Brian Aldridge have moved to Evergreen Noordhoek. Sue Ingpen has moved to Care Home in Hout Bay. We wish them loads of happiness in their respective new surroundings.

We Welcome Robert & Angela Hill to 58 Northshore. Anton Johnston & Agneta Lind to 64 Northshore. Lionel Snell & Lynn Carnason to 47 Lakeshore. We believe we will be welcoming Brian & Belinda Plimsoll to 46 Northshore in the not-too-distant future.

Dearly Departed.

We mourn the loss of two of our residents in the last year namely Margaret Thomas & Peter Van Bormann. May they Rest in Peace.

Finance.

Greg Culhane is my go-to man when it comes to having figures scrutinised & it was agreed that Levies up by 5.3% to R5000 from R4750 for the new financial year was reasonable. Other Levy expenses increase of 9.3% was out of Evergreen's control as this related to rates, water etc.

Maintenance.

In general there has been a huge improvement in both standard & attention to maintenance issues. The allocation of Tuesdays for work to be carried out at LM has made a significant difference. There is however the odd snag which appeared to take far more time and frustration than necessary to complete. (Culhane drain @ 28 Northshore is an example).

Ian Thomson Rescom Portfolio for maintenance has commented that Christo Snel & his team deserve mention for the improvement in their service to our members.

It has been noted that the Fire Extinguishers were due for servicing in May 2023 but were only done in September 2023. Going forward the request is that this be seen as a priority and handled timeously.

Roof tiles have been replaced far sooner than was the case in the past which is to be commended. Some homes have had tiles replaced not matching in colour. This should not be acceptable. During the first 2 weeks of June a team has been inspecting and anchoring down loose tiles which should alleviate the number of lost tiles during the winter storms.

Most but not all condensation problems have been resolved. Both Stuart Leach & Greg Culhane have windows outstanding & Brian Gold a glass door.

Health.

We have been advised that the new Nursing Sister Nicola Brandt will be overseeing the health of our residents on Thursday afternoons. When is it envisaged that this would commence and would it entail the DQ98 Assessment.

In the event of a LM resident requiring the nurse's services at a point in the week other than Thursday afternoons will she be available to visit. (providing the patient is unable to travel).

General.

We are aware that the homes on resale have had inverters installed. There was a concern that the cost of which would be included in the refurbishing cost at the end of term by previous owner. It was confirmed by the Manager Stephan Lloyd that the new technology installed would be included in the price of the resale unit.

The Hiccup with regard to the back dated charges for Refuse Removal to June 2023 is of huge concern to the residents. It is felt that there was no consultation with the residents and the decision by management as to how to finalise the problem was blatantly autocratic.

We have been advised that there has been an official communication received from CoCt by Evergreen stating that there has been a reversal on some but not all accounts. We confirm that we have received our first charge R180.90 on the July Account.

As per prior communication we are aware that only 5 homes were in fact charged the correct tariff being R157.30. The question is why had Evergreen not picked up the glitch ages ago. Obviously it is not in the residents' interests for Evergreen to go back to September 2019 when the problem occurred. Do we assume Evergreen was doing the proportional split since then?

For interest sake Refuse Removal since 2016 is as follows:-

September 2016	R75.80
August 2017	R80.70
August 2018	R90.10
September 2019	R29.52
September 2022	R31.00
September 2023	R31.00

Evergreen has undertaken to follow up with CoCt & trust that the that matter will be finalised in the following months account.

On behalf of Evergreen Residents Lake Michelle.

Stuart Leach

Chairman Rescom.



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

VILLAGE MANAGER'S REPORT FOR 2023 / 2024

1. VILLAGE DEVELOPMENT

We currently have 31 homes within the Lake Michelle Estate, 2 are under refurbishment and awaiting occupation. There are 49 residents residing in Evergreen at Lake Michelle presently and our demographic is made up of 20 couples and 9 single residents with an average age of 75.

During the course of this year, we said goodbye to Mr Aldridge and Mr & Mrs Reid who both moved to Noordhoek Village and Mrs Ingpin who terminated her Life Right. We also welcomed Mr & Mrs Plimsoll, Mr & Mrs Hill and Mr & Mrs Johnson & Lindt. We also had to say a sad farewell for Mrs Thomas, Mr Von Bornman and Mrs Joyner who passed away.

2. SECURITY

24/7 Security presence in the estate (Lake Security), with complete electric fencing securing the entire estate together with CCTV cameras.

All staff working within the estate require ID tags before entering the estate.

We are happy to report that there were no security related matters reported to us in the last year.

3. HEALTHCARE

Healthcare is one of the five main pillars of the Evergreen Lifestyle Villages. Our Village Nurse, Sister Nicola Brandt is doing weekly visits at Lake Michelle on Thursdays. We remind residents who are in need to see the nurse, to contact the Noordhoek Village to arrange an appointment.

4. CATERING

Residents are invited to join in at the Noordhoek Bistro for breakfast, lunch, dinner and functions. The menu is emailed on a weekly basis. We have recently changed service providers, to Freedom Foods, who has made a positive impact on the catering quality, service and variety offered. Lake Michelle residents are also encouraged, that even if you cannot come to the Bistro for your daily meal, that you are welcome to order your meals on a delivery basis, and Freedom Foods will gladly deliver.

5. SOCIAL EVENTS

Evergreen has hosted a number of social events this year, and will continue to do so going forward. Evergreen Noordhoek extends invites to all Resident events to Lake Michelle Residents. A number of Lake Michelle residents have been attending the Noordhoek Friday night sundowner's evenings as well as the Market Days and Family Festivals.

Last year Evergreen Noordhoek opened the Fynbos Bar, which operates daily from 11:00 to 19:00, except on Sundays and Mondays. As per last year, the Fynbos bar will be converted in to Bok Town for the Springbok rugby fixtures for the July and year end tours.

6. GARDENS/LANDSCAPING

Communal gardens are maintained by the Lake Michelle Homeowners Association, however each resident is responsible for their own. Despite the harsh summers, the gardens always look fantastic.

7. MAINTENANCE & RENOVATIONS

We continue to deal with the day-to-day maintenance issues as and when they arise.

Christo Snel is the maintenance manager who is responsible for scheduling all maintenance in the village as well as dealing with contractors. Christo is in the Lake Michelle Village weekly on a Tuesday and Thursday to address maintenance issues reported on. We request that all residents please E Mail all maintenance related matters in order for our maintenance department to attend to.

We are happy to report that we have changed the supplier who supplies and repairs the roof shingles and also note that we have not had any delays in the repairs thereof as in the past. Most of the double-glazing issues with windows have been addressed and at the time of writing this report there are only 2 houses outstanding, which are receiving attention.

8. COMMUNICATION

We continue to provide regular and prompt communication with residents.

The WhatsApp communication service has become a more direct means of communication. In the event that more official communication is needed, we send out circulars as and when required.

Our Weekly Newsletter, Aloe- Aloe is also circulated to the Lake Michelle Residents, keeping them informed about Village activities and interesting articles. We encourage our Lake Michelle residents to contribute to the content of the Aloe Aloe and is thus welcome to send any interesting articles, facts or snippets to us in order to include in the newsletter.

9. HUMAN RESOURCES

In the past year, Christo Snel joined us as Maintenance manager, who replaced Garth Daniels who took up a position at Evergreen Muizenberg. Melissa and Nicole both became new moms and are still on maternity leave. Susan Everett from Muizenberg stood in at the Village to replace Melissa. Susan left us on Friday 07 July to go back to Muizenberg and we thanked her for being a valuable part of the team as well as for her contributions during her short time here at Noordhoek.

Sister Marisa Symmonds left us at the end of February this year to pursue opportunity elsewhere. Sister Nicola Brandt joined the team and she has made a big impact here in a short time frame.

10. CONCLUSION

In conclusion, I wish to extend a thank you to everyone from our Village to the Head Office for the continued support to ensure that we continue to strive to provide our residents with five-star service. Thank you to the Rescom for your continued support.

EVERGREEN LAKE MICHELLE

BUDGET FY2025

		FY2024 TOTAL Actual	FY2025 TOTAL Budget	% Variance
NUMBER OF UNITS				
- Houses		31	31	
BASIC LEVY				
- Houses		4,750	5,000	
% Increase			5.3%	
REVENUE		1,762,293	1,860,000	5.5%
Levies Received	Note 1	1,750,002	1,860,000	6.3%
Prior Year Income		12,290	-	-
TOTAL EXPENSES		(1,762,293)	(1,876,000)	6.5%
Head Office Expense Recovery		(117,180)	(122,760)	4.8%
Insurance		(80,271)	(86,148)	7.3%
Medical Response		(177,348)	(181,200)	2.2%
Employee Cost Salaries		(119,308)	(120,655)	1.1%
Levies Expenses		(1,202,428)	(1,315,388)	9.4%
Administration Expenses	Note 2	(4,881)	(3,482)	-28.7%
Information Technology Expenses	Note 3	(1,707)	(5,210)	205.1%
Printing & Stationery Expenses	Note 4	-	(7,764)	-
Common Property: Municipal Utilities		(29,302)	-	-
Village Maintenance	Note 5	(24,161)	(26,897)	11.3%
Garden Maintenance		(500)	-	-
Prior Year Expenses		(490)	-	-
EXPENSES NOT INCLUDED IN THE LRA				
Catering Expense		(4,717)	(6,496)	37.7%
SURPLUS / (DEFICIT)		-	(16,000)	

NOTES:

Note 1. The Target levy has been increase by 5.3% from R4 750 p.m. to R5 000 p.m. per unit.

Note 2. Budgeted only for audit cost in FY2025.

Note 3. Additional license fee for budgeting and reporting software.

Note 4. Monthly provision for printing and stationary requirements.

Note 5. Provision for an increase in non-recoverable maintenance expenses.