



EVERGREEN LAKE MICHELLE LIFESTYLE VILLAGE (“THE VILLAGE”)

MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 23 JULY 2024

PRESENT	Stephan Lloyd	(Chairperson & Village Manager)
	Garry Reed (GR)	(ELV Managing Director)
	Wimpie Pieterse (WP)	(ELH Financial Manager)
	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.

GR welcomes all and thanked them for joining the AGM 2024. He thanked the (Rescom) for their support and commitment to the Village during the year and to the Village Manager and the staff and proceeded with the meeting.

2. ATTENDANCE AND APOLOGIES

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

The Chairperson noted that no proxies was received

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 Beryl King.

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 of questions will be raised under general section. Proposed by Gail Fortgens and seconded by Stuart Leech

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 Greg Culhane and seconded by Stuart Leech



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, proposed by Greg Culhane and seconded by Stuart Leech

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 Gail Fortgens and seconded by Benita Van Den Bos.

WP, reflected on the 2024 financial year as well as the budget for 2025. A more structured budget was discussed ensuring the revenue received covered the operational expenses.

Lake Michelle
FY24

- Operating profit for the year R16, 997

Budget FY25

- Operating profit for the year R16, 000

Levy Increase

Monthly target levy per unit increased with 5.3% from R4, 750 to R5, 000 per unit

8. GENERAL ELECTION OF RESCOM MEMBERS

The following residents were named to serve as Rescom Members:

Stuart Leach
Beryl King
Gail Fortgens
Ian Thomson

Proposed by Greg Culhane and seconded by Michael Van Den Bos

9. GENERAL

Question 1 – Stuart Leach

Has there been any thought given to purchasing a 12/16 seater mini bus for the transportation of residents to and from Noordhoek.

Answer Question 2

GR responded and agreed that it was a good idea. The costs will be charged to the residents individually as used and not recovered from the village residents as a whole.



Question 2- Stuart Leach

We are not clear on what Sister Nicole Brandt's brief is with regards to Evergreen Lake Michelle Thursday afternoons. Is she only available to attend to a request for a visit or is she following through with DQ98 assessment?

Answer - Question 2

SL responded, Nicola is based at Noordhoek and busy with DQ98's. Residents are welcome to call the clinic and make an appointment with Sister Nicola for an annual DQ98 assessment at no cost.

Question 3 - Stuart Leach

With the ongoing roof tile problem (which is now the 5th time I'm losing tiles) which increases in volume after every storm. Is it not time to consider reroofing X number of homes per annum from the profits derived from the resale of vacant homes.

Answer - Question 3

GR – This cost of fixings roofs are part of the building insurance cost, reflected in the respective LRA's and included in the service levy. This is charged on the monthly levy statement which Life Right holders have already agreed to pay.

Comment - Greg Culhane

Thank you for the feedback regarding the roof. It is extremely costly to repair this on an annual basis and does impact the insurance policies. Massive increases occur on the insurance premiums and we as residents are forced to pay. As this is the external part of the house, it is the responsibility of Evergreen to maintain it.

Comment GR,

It is the responsibility of ELV to manage the process of finding the insurance, however this is part of the Basic Levy inclusions and the LRA does not state that ELV is responsible for paying it.

Comment – Greg Culhane

Any normal person wouldn't understand the Life right agreement insurance clause, just because it is in the LRA, does not mean we as residents are in agreement with it.

Question 4 – Stuart Leach

On the last management accounts (May) there was a huge under recovery on water and sewage. Can we expect an under recovery on refuse removal too, as this is for our accounts and was not budgeted for?

Answer Question 4

WP responded, the COCT back-dated the refuse removal, this was disputed by ELV and the charge was credited. They charged for 8 houses which has been split between all the residents. We try to keep the levies as low as possible and thus resulting in the saving of about R40per month, the new charge is approximately R50.00p/m from R 39.00p/m.

Question 5 – Patricia Van Borman

Please confirm that the repairs of my geyser will be covered by the insurance



Answer Question 5

GR responded that is correct

Question 6 - Mr Van Den Bos

Have a few... status of my request for a refund on the awning and the need for additional speed bumps in the village.

Answer – Question 6

GR responded – noted but speak to Stephan Lloyd to enquire from LM HOA in this regard. You can be reassured that your refund will be paid as soon as possible.

Question 7 – Lynn Carnason

I am a fairly new resident and feel the LRA is not very transparent

Answer – Question 7

GR – I am open to meet with Rescom to discuss the LRA

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 11:10

CHAIRPERSON



EVERGREEN LAKE MICHELLE VILLAGE ("THE VILLAGE")

APOLOGIES NOTED AT THE ANNUAL GENERAL MEETING OF THE VILLAGE
HELD ON 23 JULY 2024

- Dough and Mandy Harris
- Roger & Sue Payne
- Anthony Johnson & Eva Lind