



Lifestyle Villages

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 Wednesday 27 August 2025 at 13h00.**

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 Wednesday 13 August 2025 (“**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**
(7-11)
5. **ANNUAL REPORT BY THE CHAIRPERSON OF THE RESIDENTS’ COMMITTEE (“RESCOM”)**
(12-13)
6. **EVERGREEN VILLAGE MANAGER’S REPORT** (14-17)
7. **ANNUAL FINANCIALS** (18)
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, by no later than **16h00 on Wednesday 20 August 2025**

**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, so as to be received by no later than **16h00 on Wednesday 20 August 2025**.
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 Wednesday 20 August 2025**.
- 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 delivered to the Village Manager's offices, by no later than **16h00 on Tuesday 26 August 2025**.

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 Tuesday 26 August 2025**

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 Wednesday 27 August 2025 at 13h00**

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 27 August 2025 @ 13:00 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' office by no later than **16h00 on Tuesday 26 August 2025** (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 **Wednesday 27 August at 13h00**

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, by no later than **16h00 on Tuesday 20 August 2025**



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

Evergreen Lake Michelle Rescom Chairman's Report for 2024/2025

Introduction.

As is always the case being a small community there is very little to report back to Management in the way of major hiccups.

Rescom have fallen terribly short in improving communication & fellowship amongst our members. As chair I take full responsibility for this failure. We will be requesting nominations for a social secretary at our next meeting due to be held on 14 August. It is envisaged that a meet & greet be held every 2nd month. The management at Noordhoek are to be commended on providing entertainment and functions in which LM can & do participate.

Residents Present Committee

Stuart Leach	Chair
Beryl King	Vice Chair
Gail Forgens	Secretary
Ian Thomson	Maintenance
Vacant	Social Secretary

It is important to create a further position on the committee - being that of Social Secretary. As previously mentioned Rescom has in the past been lax, so it would be ideal if 2 members filled the position.

The commencement of the Evergreen expansion on the property has brought with it a certain amount of machinery noise, which fortunately does not affect any of our members. The home owners on Waterlily Road (the road facing onto the development from across the waterway) were exposed to a high volume of dust in the dry months prior to the wet weather. Here too we were all out of harms way. The whole operation appears to be running on schedule. The management are sending out a Bi Weekly "Communique" updating us on the present status of the operation & it would appear that the relationship between the Estate Management and Evergreen Contractors is on a healthy footing.

The Lake Michelle Board have approved a levy increase of 7.3% for estate owners, which no doubt will be a hot topic at the next AGM scheduled for 30 September.

The Estate Management is taking speeding over the noted 30km per hour extremely seriously. Trained personnel with a speed recording camera set up their controls regularly with fines ranging from R250 to R2500. Delivery, Uber and Contractor vehicles are given spot fines and are blocked from entering the Estate until the fine has been settled. I've had the pleasure of paying my first R250. So be Warned!

Resignations & New arrivals.

There have been no resignations or new arrivals.

Dearly Departed.

We mourn the loss of two of our dear members in the last year. They are Mike Coopers Wife Ronnie & Susan Grave's Husband Anthony(Tony). May they Rest In Peace.

Finance.

Greg Culhane, our financial Guru scrutinised the 2025/2026 budget and is comfortable that on the whole it is pretty fair with a 5% increase in the Levy. He did however note that the Insurance premium was higher than inflation but not too severe. It's worth bearing in mind that this could increase dramatically as the claims increase. We'll keep an eye on this particular cost centre.

Maintenance.

The maintenance continues to improve with their attention to general maintenance issues. However, the condensation in windows & doors continues to be a major problem. Each time there are windows repaired it would appear that there is a different contractor on site. Surely after all this time management should have found one specific reliable contractor. We have one member who has now had his windows measured for the 7th time in the last 5 years without any result. At the time of writing I believe he is not the only one waiting for repairs.

Ian Thomson, Rescom maintenance portfolio, has requested a full update on the status of work outstanding. Lost tiles still remain an ongoing problem in bad weather but are now attended to quite promptly. Management should be concerned that the colour match of the tiles on many of the homes is not in keeping with the general aesthetics of the estate. Fortunately, the recent tiles supplied are a better colour match.

Health.

Sister Nicole Brandt has commented that earlier in the year she did a few house calls, but at present members prefer going up to her rooms.

General.

Michael van den Bos has made a point that he believes there is a disparity in the water consumption rates between Evergreen & the Estate. The exercise is in hand & we'll have clarity shortly.

Being a local rate payer, I have joined the Noordhoek Rate Payers Ass. (NRPA). I attended their AGM & was amazed at the amount of work that is put in to ensure the area remains as rural as possible. NRPA have opposed the increase in rates & may take the matter to Court. Being very much an equestrian area the plot sizes are well above average.

There is great concern as to how the additional traffic flow will be handled once the Evergreen expansion at Lake Michelle is completed and fully occupied. The present prediction it is estimated that there will be a minimum of 115+ extra Vehicles.

Stuart Leach Chairman Lake Michelle Rescom.



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

VILLAGE MANAGER'S REPORT FOR 2024 / 2025

1. VILLAGE DEVELOPMENT

We currently have 31 occupied homes within the Lake Michelle Estate with 50 residents in total.

At present, Evergreen is busy constructing the 80 new additional homes in Lake Michelle, in its own dedicated area. The construction is still estimated to take another 12 months. The Launch date of the new homes is still to be set.

During the course of this year, we had no residents leave the village i.e. Terminating their Life Rights. We sadly had to bid farewell to Mrs Cooper and Dr Tony Grave, who sadly 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

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.

Our on-site Evergreen health team has done a fantastic job. As the Villagers age, so does the care requirements increase in the villages. Nicola and her team have built valuable relationships with the residents and in turn the confidence in our nursing team has increased.

At the end of May, we relocated the Village care centre from Apartment 24 in to the Lifestyle Centre. This has turned out to be a very welcoming move, as the accessibility to the facility has been improved.

On Fridays we still have a local GP that consults from the Care centre in the Lifestyle Centre and residents are encouraged to make their appointments via our reception desk or the clinic on extension 2403.

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.

As the Village grows, so does the need to grow our facilities. In the past year we have added more furniture in the Bistro, doubling the previous capacity. This enables us to now host larger events and increase the number of residents that participate in events.

Freedom Foods has settled in well in to the Village life. Darren & Sarah have crept deep in to some of our resident's hearts and have not just become another service provider, but also a part of the family. Darren & Sarah bring a level of creativity to the food service and themes that keep on entertaining the residents. Each meal in the Bistro has become an event and we keep on wishing them well with their expansion to service 2 of our other Villages i.e. Bergvliet and Diepriver.

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.

An amazing number of activities of a recreational, social and cultural nature have included those listed below. Residents should never be at a loose end. My thanks go to all those residents who have taken the lead in activities such as:

- Aqua Aerobics
- Ballroom dancing group
- Bingo and Quiz evenings
- Bridge classes
- Callanetics and low-impact cardio groups
- Christmas in July, Oktoberfest, Christmas Eve, Christmas Day and New Year's Eve dinners
- Christian Fellowship
- Classical music group
- Games afternoons
- Golf croquet
- Line dancing
- Markets
- Mosaic Group
- Movies
- Opera appreciation group
- Presentations, such as Aerial photography and health talks
- Special Interest group meetings: Aviation, Birding, Evergreen Catholics
- Stretch classes
- Tái Chi classes
- Table Tennis
- The Thursday Knitting Group
- Tuesday Hiking Group
- Wednesday Walkers
- Yoga classes

- Big 5 Wine Dinner
- Alvi's Drift Wine pairing event
- Classics Lite Evening

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

Christo Snel and his team, consisting of Mornay de Koker (Maintenance Technician) and Andre Wessels (Handyman) who work under the guidance of Aashiq Poole (Maintenance Manager) has done great work to keep up with the demands of the day-to-day maintenance work in the Village.

This team of individuals probably have the most thankless job in this village, yet they are some of the most motivated individuals, just because of their passion for the work they do. Residents often lose sight of what these individuals' responsibilities are, which is purely the day-to-day maintenance tasks required around a normal house, like replacing a light bulb, assisting with a move-in service, recognising problem areas like a burst geyser, leaking pipes and electrical faults. These individuals are not qualified electricians, plumbers or engineers; thus, we rely on them to report problems in these fields to the experts.

The new logging system implemented last year, Red Rabbit is working very effectively and is a great tool for the logging of calls, monitoring of progress on calls and the general reporting of maintenance in the Village. The addition of the self-service portion of Red Rabbit, where residents can log their own faults is also gaining traction and is being used more often.

Our Evergreen Property Investments Property Maintenance manager, Ian Lombard has also made a huge impact on the expediting of property related maintenance items.

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. The double-glazing issues with windows have been addressed and at the time of writing this report there were no houses requiring 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

During the past year, we bid farewell to Olivia Crowther, Owen Barend and Melissa Adriaan. We appointed Tyrell Hendricks from Muizenberg as Duty Manager, promoted Shadwin Bergstedt to Receptionist and then recently appointed Lea Dallas as Receptionist. We appointed Phillip Poni as a Utility worker position to fill Shadwin's position in Utilities.

Elvirah Daniels, Matthew Petersen and Nicole Roman continues in their respective positions as Assistant Village manager, Duty manager and Receptionist.

10. FINANCIAL PEACE OF MIND

Report on the Village Finance for the 2024/2025 Actual Financial results:

Levy Income was R1.86m for the year.

At the end of the year, we had a Village Operating loss of R37k which was Subsidised by the Developer.

Notable over spend and savings, were:

Municipal Utilities: This reflected a negative due to lower rate of recovery than expected on Water & Sewerage.

Village Maintenance: This reflected a negative due to repairs to plumbing due to tree roots damage.

There were savings in the Information Technology, Employee salaries, LMHOA Levies lines

Budget 2025/26:

The budget for this financial year included a 5% increase in the Levy. We have also been notified by the lake Michelle Home Owners Association, that the LM Board has approved a 7.3% Levy increase, effective as of July 2025. The difference between the budgeted increase and actual increase will affect the Village surplus/deficit.

It has to be noted that activity driven items in the budget have larger increases than the fixed portion items in the budget. Examples of these items are: CMR, Insurance, Head office expenses, CSOS levies and Medical Expenses. These expenses are directly related to the number of houses sold.

Year to date we are tracking well and the Village finances are controlled very strictly, but unforeseen events do happen that sometimes necessitate the over spend on some items.

11. 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 FY2026

INCOME STATEMENT

	FY2025 TOTAL Actual	FY2026 TOTAL Budget	
NUMBER OF UNITS			
- Houses	31	31	
	31	31	
BASIC LEVY			
- Houses	5,000	5,250	
% Increase		5.0%	
REVENUE	1,860,000	1,915,335	3.0%
Resident Levies	1,669,036	1,915,335	14.8%
Developer Levies - Unsold Units	154,750	-	(100.0%)
Developer Levy Subsidy	36,214	-	(100.0%)
Levies Received	1,860,000	1,915,335	3.0%
Additional Person Levy	-	-	-
Other Income	-	-	-
Prior Year Income	-	-	-
TOTAL EXPENSES	(1,897,670)	(1,907,642)	0.5%
Head Office Expense Recovery	(122,760)	(128,340)	4.5%
Insurance	(86,992)	(93,710)	7.7%
Medical Response	(180,383)	(183,480)	1.7%
Employee Cost Salaries	(117,078)	(120,655)	3.1%
Levies Expenses	(1,284,020)	(1,332,132)	3.7%
CSOS Levy Expense	-	(14,880)	-
Meter Reading Expense	-	-	-
Administration Expenses	(4,535)	(2,771)	(38.9%)
Information Technology Expenses	(2,110)	(2,772)	31.4%
Printing & Stationery Expenses	(4,574)	(5,964)	30.4%
Common Property: Municipal Utilities	(58,594)	(0)	(100.0%)
Village Maintenance	(35,620)	(22,937)	(35.6%)
Generator Costs	-	-	-
Garden Maintenance	(500)	-	(100.0%)
Prior Year Expenses	-	-	-
Other Expenses	-	-	-
EXPENSES NOT INCLUDED IN THE LRA			
Catering Expense	(503)	-	(100.0%)
Healthcare Expense	-	-	-
SURPLUS / (DEFICIT)	(37,670)	7,693	(120.4%)
Evergreen Property Investment Funding Op Loss	-	-	-
	(37,670)	7,693	



EVERGREEN LAKE MICHELLE

("the village")

QUESTIONNAIRE FORM

For use by registered life right holders of the village, recorded in the Life Right Register, to be used at the Annual General Meeting to be held in the **Evergreen Noordhoek Lifestyle Centre, Glencairn Expressway, Fish Hoek, Cape Town, on Wednesday 27 August at 13:00**

I/We (please print)

_____ (name) of _____ (unit number)

being the holder(s) of a life right in the village, hereby wish to raise the following matters (see instructions below):

1.

_____ (provide a brief description of the matter)

2.

_____ (provide a brief description of the matter)

SIGNATURE/S _____ DATE: _____