



EVERGREEN LAKE MICHELLE LIFESTYLE VILLAGE (“THE VILLAGE”)

MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 27 AUG 2025 at 13h00

PRESENT	Stephan Lloyd (SL)	(Chairperson & Village Manager)
	Garry Reed (GR)	(ELV Managing Director)
	Elvirah Daniels	(Assistant Village 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 apologised for the PA System and Microphone setup, explaining they were necessary for recording purposes. The Chairperson 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 welcomed all and thanked them for joining the AGM 2025. 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 notes that proxies were received and will be noted in the attendance register. He also confirmed receipt of 5 nominations for Lake Michelle’s Rescom, therefore there was no need to vote regarding Rescom.

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 Graham Fletcher.

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 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 Beryl King.

6. EVERGREEN VILLAGE MANAGER REPORT

The village managers' report was circulated together with the notice of the annual general meeting. The Chairman notes that the village managers' report will be taken as read and noted, proposed by Ian Thomson and seconded by Stuart Leach.

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

The latest financial report indicated a Village Operating Loss of R37,000 for the year, which was subsidized by the developer. The budget for 2025-2026 included a 5% levy increase, with notification of a 7.3% Lake Michelle Homeowner Association levy increase effective July 2025. Proposed by Ian Thomas seconded by and Stuart Leach.

8. GENERAL ELECTION OF RESCOM MEMBERS

The following residents were named to serve as Rescom Members:

Stuart Leach
Beryl King
Gail Fortgens
Ian Thomson
Benita Van Den Bos
Belinda Plimsoll

Proposed by Brian Gold and seconded by Michael Cooper.

9. GENERAL

Question 1 – Stuart Leach

If the unit stove needs replacement, who would pay for that?

Answer Question 1

GR confirms that according to the LRA, units (stove, oven, etc) are noted as refurbished and in good condition. If the appliance stops working for reasons outside of the resident's control, such as due to loadshedding, the replacement will be at a cost to the village. Usual wear and tear, age issues, etc will be up to the residents to maintain and replace.



Question 2- Stuart Leach

The sister that's on duty on a Thursday – has anyone been to see her and is she here on a Thursday?

Answer - Question 2

SL - confirms that the sister is scheduled for a Thursday as well as by appointment. Residents are asked to please book to see the sister.

Question 3 – Michael Van Den Bos

On the Municipal cleaning charges, has there been any debate about the city council taking issue with it? Like in Johannesburg

Answer - Question 3

GR – The City of Cape Town has been taken to court, but GR doesn't think the city will lose. Evergreen has taken a stance to remain relatively neutral on the matter as there is an effect, potentially, on us. Awaiting more information in order to decide on a course of action.

Question 4 – Graham Fletcher

Regarding access to Lake Michelle south gate once the 80 houses have been built – Residents will have trouble getting to the main road, are there any plans in place to mitigate this?

Answer Question 4

GR - No plans currently but if there's a need in the future, council will be approached and asked for approval.

Question 5 – Stuart Leach

Re: Security at South Gate. Is there any planning to reconstruct the layout so that the security guards are inside the gates?

Answer Question 5

GR responded that there is no current plan, but this can be proposed to the HOA as it's a good idea.

Question 6 – Beryl King

Same question as Q4 for Northshore – Are there plans to mitigate this?

Answer – Question 6

GR responded – No plans currently but if there's a need in the future, council will be approached and asked for approval.

Question 7 – Pete Foad

Are there plans to build Lake Michelle a clubhouse?

Answer – Question 7

GR – There's a potential of building a small club house, however, those plans were originally put forward and denied. There are plans to introduce a small 'management office' area for residents in the future.



Question 8 – Beryl King

Can it be proposed to the LM HOA that they double the exit of the Northgate entrance?

Answer – Question 8

GR – Noted that access and egress in general is a question that will be appealed and proposed on the resident's behalf.

Question 9 – Susan Grave

Query about refunds being made after a house is vacated. Apparently, it's when the house is sold? Do we have to sit around for years while we wait for the house to sell?

Answer – Question 9

GR – The older LRA's state that the resident must pay 3 months levies after vacating regardless of how long it takes to sell the unit. However, if the LRA states that levies must be paid until the house is sold, then the resident must cover that until selling. It depends on what your LR agreement states.

Question 10 – Michael Cooper

In relation to Question 6, in the case of a resident death, how long do their family have to clear everything out if the LRA states that they must continue to pay for 3 months? Do they have the full 3 months?

Answer – Question 10

GR – Yes, the family have the full 3 months to clear out the unit, but we do suggest it's done as soon as possible so that refurbishment can be done and refunds may be issued once resale commences.

Question 11 – Jeniffer Raaff

Knocked down by residents of Evergreen – are there plans to add pavements and offer more lighting?

Answer – Question 11

GR – Gave his sympathies. Both comments regarding the adding of pedestrian pavements and better lighting are good and will be looked into, as many people do utilize the darkened areas. It's not a village design to have sidewalks, hence we have none, but we will be looking into it as an option in the future. Likewise with the lighting.

Question 12 – Stuart Leach

Would you consider having the AGM's at the Boathouse?

Answer – Question 12

GR – We are happy to if it's available – we have held past AGM's there.

Question 13- Stuart Leach

When will the AGM minutes be available?



Answer- Question 13

Before the next AGM meeting. Elvirah will get it to you by latest the end of next week.

Question 14- Michael Lamb

Getting into the gates are a nightmare despite being registered. What is happening?

Answer- Question 14

GR- We are in the process of changing our access control and apologise for the inconvenience that's caused. We are moving away from the LPR system and implementing an ID tag/ sticker. We will bring up concerns about the QR generation process and find out if there's a more efficient way to allow access to residents.

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. Regarding a year-end get together. GR has confirmed that he will happily provide payment for said event at Lake Michelle.

With no further matters being raised, the chairperson declared the meeting closed at 14.10

CHAIRPERSON



EVERGREEN LAKE MICHELLE VILLAGE ("THE VILLAGE")

APOLOGIES NOTED AT THE ANNUAL GENERAL MEETING OF THE VILLAGE
HELD ON 27 August 2025

- Selwyn and Ingrid Schefermann
- Doug and Mandi Harris
- Stuart and Pamela Leach
- Robert and Angela Hill
- Patricia Van Borman
- Janet Jackson