

**MINUTES OF THE RESCOM MEETING
OF EVERGREEN LIFESTYLE VILLAGE MUIZENBERG
HELD ON 10 MAY 2017 AT 8.00AM**

- PRESENT:**
1. Mr. J. Morgan (JM) (Chairman)
 2. Mrs. S. de Haas (SD) (Member)
 3. Mrs. M. Carstens (MC) (Village Manager)
 4. Mrs. J. Orsmond (JO) (Co-opted Secretary)
 5. Mr. David Rosenberg (DR) (Rescom Member)
 6. Mr. Chris Bennett (CB) (Vice-Chairman)
 7. Mr. Chris Turner (CT) (Member)
- APOLOGIES:**
8. Mrs. G. Pearson (GP) (Member)

Item	Narrative	Action
1.	<u>WELCOME</u> JM welcomed Village Manager Melanie Carstens, and Rescom members.	
2.	<u>NOTICE OF MEETING</u> Notification of the meeting was sent by sms on 29 th March 2017	
3.	<u>APOLOGIES</u> : Gill Pearson	
4.	<u>APPROVAL OF MINUTES OF MEETING ON 1 MARCH 2017</u> Acceptance of the Minutes was proposed by SD; seconded by DR; Signed by JM and MC.	
5.	<u>SECURITY (PORTFOLIO MANAGER: CB)</u> a. Pedestrian Ramp at Emergency exit next to Apartment 1. This matter now with 'Projects'. CARRY FORWARD b. Escape stairs : complaint received that steps are too steep. Note that an evacuation chair is available but in any case it is recommended that residents go down the stairs backwards in an emergency and at a slow pace. c. Residents are asked to note that fire escape doors are not to be used for routine access. d. Thank you to a resident for reporting potential vandalism by stone-throwing youngsters. Evergreen	DD

	gardeners have been asked to remove all loose stones from verge gardens and security has been asked to be extra vigilant about this problem.	
6.	<p><u>HEALTHCARE (GP)</u></p> <p>a. Telecare records. Updating of Telecare records continues. CARRY FORWARD</p> <p>b. Rescom recommends that follow-up by Healthcare nursing staff should happen once or twice a week for vulnerable residents. MC will follow up with Unique Health to decide a minimum cost.</p> <p>c. Residents are reminded to please advise Staff Nurse Thobeka IMMEDIATELY if they have any health or medication changes.</p> <p>d. The presentation by Melomed Tokai was well received. It is good to have a new medical centre close by.</p> <p>e. Evacuation chair installed in stairwell of 3rd floor South. Training is ongoing and a test will be done with a resident.</p>	<p>MC</p> <p>MC</p>
7.	<p><u>CATERING (SD)</u></p> <p>a. Bistro served 1757 meals in April (includes Care Centre meals.)</p> <p>b. Monthly till slip draw: won by Louie & Steph de Haas.</p> <p>c. Quality of Meals: greatly improved. Residents are asked to report any problems at once to Steph de Haas or MC - by email if possible.</p> <p>d. Meals (General Notes):</p> <ul style="list-style-type: none"> • Bistro now offers a choice of 2 standard meals at the same price, as well as a premium meal on some days, where highlighted. • Optional starter and/or pudding add-on can be ordered at an additional cost • 'Build-a-Burger' at 5pm on Tuesdays is slowly getting going Residents are encouraged to give it a try. • Friday Fish & Chips continue to be well supported. Ruan looking into possibly adding calamari in the future. • Month end dinner was cancelled due to lack of support. Would a theme attract more interest? • Tea and Cake is very popular. • Bottles of balsamic vinegar and olive oil now on tables at meal times. • Saturday Bring & Share Braais reminder: R5 per person to cover cost of hire of gas braai and gas. Residents who are braaing are reminded to collect the special LED light, which is kept in the Manager's office, before the office closes at 4pm on Saturdays. • Birthday coffee and cake: Residents will be given a freebie in Bistro in their birthday month. <p>e. Bistro (General Notes)</p>	<p>ALL RESIDENTS</p> <p>ALL RESIDENTS</p> <p>ALL RESIDENTS</p> <p>SATURDAY BRAAIERS</p> <p>MC</p>

	<ul style="list-style-type: none"> • Staff changes: Welcome to Christine Smit who replaces Samantha on 15th May. • Problem with till slips not reflecting payments made is being dealt with by W.P. Caterers. • W.P. Caterers are looking at installing a card machine at Ruan's request. • Waiters now alternating the sides from which they serve and this seems to be working. • A new 6-slice toaster has been ordered. • New place mats purchased. <p>f. Cold/Freezer Room: It is noted that Ruan has been asked to get quotes for upright fridges. Rescom requests, however, that Projects finish the kitchen by installing a walk-in cold room in the space provided.</p> <p>g. The swing doors to the kitchen have been broken and await repair. Part ordered.</p>	
8.	<p><u>VILLAGE ACTIVITY GROUPS & SOCIAL EVENTS</u> (SD)</p> <p>‘WHAT’S ON’ - Residents are reminded to keep up-to-date with ‘What’s On’ by checking the comprehensive monthly activity calendar, with its attached contact list, displayed on all 3 notice boards.</p> <p>a. May Functions:</p> <ul style="list-style-type: none"> • Tuesday 2nd May 4.15pm – 4.45pm Keith Jewell at the Keyboard • Sunday 7th May 4pm – Roland Perold a two-man show ‘Nostalgia’ with FMR’s Richard Jewson. • Friday 12th May: Slipper Day. Stickers @ R10 each at Reception • Wednesday 17th May 5pm: Wouter van Warmelo slide show – The Orkney Islands • Thursday 18th 3pm: Bonnievale Wine tasting. • Wednesday 24th May 3pm: Smart phone session 2 with Kyle Knight – Whatsapp • Thursday 25th May: 12.00pm CCH productions presents ‘Crazy ‘bout Classics’ • Thursday 25th May 3pm: Mad Hatter’s Tea Party with background music by Mike Connolly • Friday 26th May 7pm: Month End Dinner <p>b. Camera Club: on Monday 24th April, the Club held a viewing of photos from project theme ‘Glass’. Some excellent and imaginative photos were shown and enjoyed by members. Selected photos have been printed, mounted and displayed in the library. Project theme for April/May is ‘Free Choice’ and viewing will be at 6pm on Monday 29th May.</p> <p>c. Wine Club: Bonnievale Wine Tasting at 3pm on Thursday 18th May.</p>	<p>ALL RESIDENTS</p> <p>CAMERA CLUB</p> <p>WINE CLUB</p> <p>ALL RESIDENTS</p> <p>JM</p>

	<p>d. Aqua-aerobics: Note that places are available. See notices. Phone biokineticist Aniska Naidoo on 082 255 2178 for more information</p> <p>e. An afternoon of social carpet-bowls will be arranged for 3pm on Sunday 28th May.</p> <p>f. Table Tennis is now being enjoyed by some residents. Sincere thank you to Evergreen for providing table etc.</p> <p>g. MC is also hoping to get darts going again.</p>	<p>MC</p> <p>MC</p>
9.	<p><u>COMMUNICATION</u> (MC)</p> <p>a. Congratulations to the respective editors for latest editions of charming and informative 'Tendrill' and 'Evergreen News'. MC was requested to advise residents by sms when copies are available. Residents who do not receive sms's should please advise Reception.</p> <p>b. Residents are asked to please advise the office if any of their contact information changes.</p> <p>c. Poor cell phone signal in apartments. It appears that residents who are experiencing reception problems are MTN users. The new MTN mini-tower is not yet operational due to a dispute with the landlord and a booster is not a solution. Residents should consider migrating to another service provider.</p> <p>d. Post-boxes for the North and South 3rd floor are all located on the West side of 3rd floor South block.</p>	<p>MC RESIDENTS</p> <p>ALL RESIDENTS</p> <p>APARTMENT RESIDENTS</p>
10.	<p><u>LANDSCAPING & GROUNDS DEVELOPMENT</u> (CT)</p> <p style="text-align: center;"><u>STRICTER WATERING RESTRICTIONS</u> RESIDENTS ARE ASKED TO STOP USING MUNICIPAL WATER FOR OUTSIDE USE, OTHER THAN PEOPLE USING ANY NON-POTABLE GREY WATER OR WELL POINT WATER.</p> <p>a. Hosepipes owned by Evergreen need to be removed where they are not using water from the tanks.</p> <p>b. Village taps which are not using water from the JOJO tanks are to be locked.</p> <p>c. Evergreen are investigating linking up the new tanks in the boardwalk to water points for Phase 1 South, Phase 2 and the outside gardens. At present, the tanks are linked to the irrigation in the boardwalk and 2 new points that were installed. Gardeners are using extended hosepipes to water gardens in the village.</p> <p>d. Note that Council has granted permission (valid from 10th March to 10th June), to the Landscaper to water the new plants on St Georges St. from 8-9am on Tuesdays, Thursdays and Saturdays</p>	<p>ALL RESIDENTS</p> <p>MC</p> <p>MC</p> <p>DD</p>
11.	<u>BUILDING MAINTENANCE & HOUSEKEEPING MATTERS</u> (MC)	

<p>Rescom recommends that Derek Drew (DD) and Patrick Maile (PM) should meet with Mrs Pattullo, Mrs. McKinnon and Mrs. Sheppey to discuss various queries raised.</p>	
<p>a. Kindly Note: Internal and external structural cracks and cracks in passages must please be reported and will be dealt with by Evergreen.</p>	<p>ALL RESIDENTS</p>
<p>b. Maintenance of Apartment Block: It appears that existing weep holes are correctly positioned but that non-existing weep holes will be attended to when found necessary or when painting the outside.</p>	<p>MC/DD</p>
<p>c. Windows: Patrick Maile will be addressing faulty grub screws problems.</p>	<p>DD</p>
<p>d. Airflow in apartment block passages: Evergreen is looking at installing ozone machines on each floor to refresh and sanitize air; this system will be checked out by DD with current users in Johannesburg. Rescom is concerned that this does not address the problem that fresh air has to be brought into the passages. Adding to the problem is the fact that apartment windows have to be closed most of the time with Winter approaching and because of the prevailing wind. There are suitable systems available to solve the problem and Rescom requests that a solution is urgently found to bring fresh air into the passages.</p>	<p>MC/DD</p>
<p>Rescom also requests that urgent attention be given to the possibility of changing the window configuration on the 2nd and 3rd floors to allow for opening windows in the lounge areas.</p>	<p>MC/PM</p>
<p>e. 3rd Floor residents have been unable to sleep at night during gales because of howling wind and trap doors flying open. PM is aware of this structural problem, has taken it forward to Projects and Nadeem Fredericks is working to resolve these problems in all the affected apartments.</p>	<p>MC</p>
<p>f. House-painting program (including fences): priority attention is presently being given to urgent items such as apartment windows, after which the painting of houses and fences will be addressed. CARRY FORWARD</p>	<p>DD</p>
<p>g. Pool Management: pool temperature has fluctuated recently partly because doors are left open and also the pool pump needs to be serviced to get the temperature back to acceptable levels.</p>	
<p>h. Water taste: Evergreen state that water purity levels are within statutory health limits. With the severe drop in dam levels, Cape Town residents can expect the water taste to slowly deteriorate. Several residents are already purchasing water for drinking purposes. It is suggested that apartment residents experiencing problems with water taste should report the matter to management so that filters can be cleaned and tested.</p>	
<p>Rescom repeats the recommendation that water be drawn from the cold side of the tap and preferably boiled before use.</p>	<p>MC</p>

	<p>i. Handrails in passages. Evergreen are not prepared to install handrails. Residents who are unsteady are asked to kindly use walking sticks or walkers.</p> <p>j. The maintenance team will investigate the problem with chlorine smells experienced by some residents.</p>	
12.	<p><u>BUILDING CONSTRUCTION</u> (MC)</p> <p>a. Separate Venue for church services and private functions remains unresolved. Currently the Board Room is being used for church services and the purchase of moveable screens is being reconsidered to cordon off sections in the Bistro for various activities and private functions.</p> <p>b. Evergreen logo/sign: investigating putting up signs on upper lift shaft and above gable entrance.</p> <p>c. Access tag readers at west stairwell have been installed.</p>	<p>MC/DD</p> <p>DD</p>
13.	<p><u>RESIDENTS</u> (MC)</p> <p>Residents in the Village: 223. 91 in Phase 1; 132 in Phase 2. Residents In Care Centre: 14. Dr le Roux and Gawie & Hydle de Villiers have moved to the apartments. Welcome to New residents: Apartment 29 George Rutter 306 Rae Graham 308 Paul and Audrey Selby 247 Sheila O' Linn (will be renting out)</p>	
14.	<p><u>FINANCE & LEGAL</u> (JM and DR)</p> <p>February 2017 Variance Report and February 2018 Budget received and responses received to all queries.</p> <p><u>LEGAL:</u> Proposals have been advertised for rezoning, consolidation and subdivision for 43 houses of Evergreen Phase 3 on the 2 Amdec-owned erven to the East of Prince George Drive. Does not seem as if any major objections have been received.</p>	
15.	<p><u>GENERAL :</u></p> <p>a. DSTV. Noted that DMX channels are not part of extended package but radio channels are.</p> <p>b. All residents to kindly note that the 'Thetha Thetha' machine can also be used to buy data and airtime.</p> <p>c. Residents are asked to be aware that the City of Cape Town is proposing a new Home User Electricity tariff which could include a R242 per month service fee for Cape Town households from 1st July 2017. New information will be passed on as soon as available.</p>	<p>ALL RESIDENTS</p> <p>ALL RESIDENTS</p>

	d. Problems were sometimes being experienced by new residents about clarity with billing: Rescom recommends that the Sales Team should give prospective buyers a detailed quote of all expected monthly costs.	
16.	NEXT RESCOM MEETING: will be on Wednesday 7 th June 2017 at 8am.	
17.	CLOSING: JM thanked MC and committee members for their contributions, and wished MC a happy restful holiday. The meeting adjourned at 10.30 am.	

MR. J. MORGAN,

RESIDENTS COMMITTEE CHAIRMAN

MRS. M. CARSTENS

VILLAGE MANAGER

Could Residents, social/club facilitators and Rescom committee members kindly submit written reports and communications for next Rescom meeting, to Melanie by Friday 2nd June 2017