



**MINUTES OF THE MANCOM MEETING
OF EVERGREEN LIFESTYLE VILLAGE MUIZENBERG
HELD ON 5 JULY AT 09H00**

PRESENT: Derek Drew (DD) (Evergreen Operations Director)
 David D’Alton (DDA) (Evergreen Muizenberg Chairperson- Rescom)
 Chris Bennett (CB) (Evergreen Muizenberg Vice-Chairperson-Rescom)
 Melanie Carstens (MC) (Evergreen Muizenberg Village Manager)
 Andrea Witte (AW) (Evergreen Secretary)

APOLOGIES: Nil

Narrative	Action
<p>1. <u>Welcome</u> DDA welcomed all to the meeting.</p>	
<p>2. <u>Apologies</u> None recorded.</p>	
<p>3. <u>Minutes of previous Meeting</u> The minutes of the previous meeting were approved by Chris Bennett and seconded by David D’Alton.</p>	
<p>4. <u>Minutes of previous Meeting</u></p> <p>5 a. <u>Coin Operated Machines</u> Melanie Carstens confirmed that Pat Danford would be paying for the water used to run the coin op washing machines.</p> <p><u>Water Consumption</u> It was confirmed that letters would only be sent to those residents using more than 70 litres pp pd.</p> <p><u>Treated Water Charged to Residents</u> No final decision has yet been taken to the final charges to residents on the treated water. A number of licenses need to be obtained.</p> <p>5 b. <u>Painting of Houses</u> Residents have given positive feedback with the repainting of the houses.</p> <p>5 c. <u>Arts and Crafts Venue</u> Venue on the second floor has been well received.</p> <p>8. <u>Insurance Cover</u> Derek Drew confirmed that patio awnings would be included in the village insurance cover.</p>	

<u>Matters arising from Rescom for attention of Mancom</u>	
<p>5 a. Security Phase 3 This matter has been resolved.</p> <p>b. WiFi in Lifestyle Centre Free wifi vouchers would be offered to residents as the 15 minutes free wifi is no longer available. IT working on the problem</p> <p>c. Water Tank Overflow It was suggested to attach a hosepipe to the top overflow point to then control the water overflow that way.</p> <p>d. Parking Phase 3 A SDP indicating the parking will be made available to residents.</p> <p>e. Rusting Steel Hooks in Basement The hooks in the south east side of the basement parking are to be inspected and replaced if needed.</p> <p>f. Air Flow in Passage There have been various visits by Arthur Case and Derek Drew during different times of the day, to monitor the air flow in the passages. The air flow reticulation and building regulations were passed by our engineers. No irregularities were found hence no further investigation will be entered into.</p> <p>g. Speeding in the Village Residents will be approached personally to abide by the speed limit in the village.</p>	<p>MC</p> <p>DD</p>
<p>6. <u>Finance</u></p> <p>a. Resale of Apartments Resale of all units are of high priority and are dealt with personally by the village manager and the re-furbish team to ensure they are back on the market timeously.</p> <p>b. Levies payable on cancellation of LRA Three basic LRA's have been signed and the levies are payable on cancellation of LRA as follows :-</p> <ul style="list-style-type: none"> • Early – no levy payment • Mid – up to a period of 3 months • Since 2014 – levies payable until unit is sold <p>c. Structural Cracks Letters to specific residents where structural cracks have occurred were sent to these residents.</p> <p>d. Contractors will be liable for any structural cracks on units in phases 1 & 2 which have been effected from building work during phase 3.</p> <p>e. Utility and Building Plans Derek Drew will follow up with Patrick Maile to supply.</p> <p>f. House Rules All Evergreen village's comments are being collated by Evergreen legal department and once completed, will be released.</p>	

<p>g. Interior of Units The suggestion to take photos of the interior of all units both new and cancelled LRA's was not essential as there is sufficient evidence in resident files to substantiate the state of a unit.</p> <p>h. Financials – April & May 2018 Feedback queries raised were emailed to David Rosenberg, Derek Drew and Chris Bennett. Email was read out at the MANCOM meeting.</p>	Attached Email
<p>7 General</p> <ul style="list-style-type: none"> • David D'Alton complimented Nadeem Fredericks on his good work. • A request to install wooden posts on the verge opposite Lifestyle Centre as a preventative measure when the rain causes soil to run into the curb. The request was to install wooden posts in all common areas to prevent soil from running into the road. • Service provider to give more supervision with the gardeners and to supply adequate garden equipment which is serviced timeously. MC to refer to the SLA to ensure the terms and conditions are adhered to. 	MC MC
<p><u>Date of the next Meetings</u></p> <p>No MANCOM meeting would be held prior to the AGM on 20 August 2018.</p>	
<p>CLOSING The meeting was concluded at 10h15.</p>	

THE CHAIRPERSON

DATE