

## MINUTES OF THE MANCOM MEETING

## OF EVERGREEN LIFESTYLE VILLAGE MUIZENBERG

## **HELD ON 25 OCTOBER AT 08H30**

PRESENT:	Derek Drew	(DD)	(Evergreen Operations Director)
	David Rosenberg	(DR)	(Evergreen Muizenberg Chairperson- Rescom)
	John Morgan	(JM)	(Evergreen Muizenberg Vice-Chairperson-Rescom)
	Melanie Carstens	(MC)	(Evergreen Muizenberg Village Manager)
	Adam Kajee	(AK)	(Evergreen Financial Director)
	Andrea Witte	(AW)	(Evergreen Secretary)

APOLOGIES: Nil

Narrative			
1. Welcome			
DD welcomed all to the meeting.			
2. Apologies			
None recorded.			
3. Minutes of previous Meeting dated 5 July 2018			
The minutes of the previous meeting were approved by David Rosenberg and seconded by Derek Drew.			
4. Matters arising from previous Mancom Meeting dated 5 July 2018			
Treated Water Charged to Residents			
<ul> <li>Licenses are still in the process of being obtained.</li> </ul>	AK		
<ul> <li>A few items to be dealt with after the water treatment plant was tested for a 24hr period.</li> </ul>	MC		
Water Tank Overflow			
JM pointed out there were a couple of units where the overflow pipes had not	МС		
been connected to an outlet resource. MC to investigate as according to Christo			
Snel all had been completed.			
Additional Parking			
DR suggested that Evergreen approach the owner of the adjacent land next to			
phase 3 for additional visitor parking on completion of phase 3. DD pointed out			
that the purchasing of this piece of property was in the future plans of a 'greater'			
village.			
Air Flow in Passage			
Chris Bennett mentioned that the first floor apartment alarm were activated and			
he noticed that the airflow suction vents didn't work effectively. MC to follow up			
with Patrick Maile and Christo Snel urgently.	MO		
	MC		
Resale of Apartments			
DR raised the question whether outside agents were permitted to sell Evergreen			
stock. AK responded that the LR model was a complex agreement and			
Evergreen agents were fully trained with the LR model.			

<ul> <li>AK further commented that EPI had purchased apartments 124 &amp; 242 that were for resale.</li> </ul>	
Utility and Building Plans	
Plans still outstanding.	
Matters arising from Rescom 4. Safety & Security	
<ul> <li>Integratek have made changes to the exit gate settings in order for residents in the apartments to use their existing remotes. Theo Toerien still needs to complete his part of the job for residents in houses to be able to use their remotes.</li> </ul>	MC
<ul> <li>The request to purchase a golf buggy for phase 3 houses was raised. DD commented that this was a consideration for the future.</li> </ul>	
Catering     DR requested MC to send the catering breakdown and credit received from WP Caterers.     The walk in fridge is complete and operational.	
<ul> <li>9. CSOS levy</li> <li>DR raised his concern that the Ombudsman functionality are in disarray and a suggestion to keep the monthly levy in a trust until further notice. AK confirmed that the payment of this was law and had to be paid over.</li> </ul>	
5. Maintenance	
<ul> <li>a. Blackland Painting Progress</li> <li>Painting of houses are almost complete with minor touch ups required.</li> <li>The exterior walls of the apartment block will be fixed and painted once all houses have been complete.</li> </ul>	
<ul> <li>b. Apartment block weep-holes</li> <li>DD to follow up on missing weep holes.</li> </ul>	DD
Street name signs quote to be obtained from suppliers used at Noordhoek, KDP Signmakers CC.	MC
7. Finance	
<ul> <li>Levies Recovery</li> <li>AK pointed out that the levy income had decreased from R718,000 to R696,000 as a result of the new levy structure.</li> </ul>	
8. Legal	
<ul> <li>a. House Rules         Rescom have been issued a copy of the revised house rules and have until 30     </li> <li>November to give their comments.</li> </ul>	
b. Addendum for new levy structure  The final version of the addendum for the levy structure has been received from Evergreen legal department and the sales agents will be briefed to meet those residents who are required to sign an addendum regarding the new levy structure.	
<ul> <li>It was pointed out by DR that he read in the 'Business Day' that PSG would get more involved in the operations. DD mentioned that Mr. Mouton had been misquoted and that operations would remain as before.</li> <li>Private internal gardens in the apartment block and pot plants in private homes would be maintained by the resident and common areas and verges would be looked after by the village.</li> <li>Murray Laundry has given notice effective end October. Unique Health are taking over the laundry services operating 7 days a week at competitive rates.</li> </ul>	

The quote for wooden posts to be installed on the verge		
Centre have been approved. This is scheduled for	week commencing 12	
November.		
10.Date of the next Meetings		
Date has been set for 31 January 2019.		
CLOSING		
The meeting was concluded at 09h30.		
THE CHAIRPERSON	DATE	
THE CHAIRFERSON	DATE	

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