



EVERGREEN MUIZENBERG LIFESTYLE VILLAGE (“THE VILLAGE”)

MINUTES OF AN ANNUAL GENERAL MEETING OF THE VILLAGE HELD ON 20 AUGUST 2018

PRESENT:	D C Drew	(Chairman)
	D D’Alton	(Residents Committee Chairman)
	A D Case	(CEO)
	M Carstens	(Village Manager)
	A Kajee	(Finance Director)
	A Witte	(PA to Evergreen Directors)
	Residents	(As per signed attached attendance register)

1. WELCOME AND INTRODUCTION

The Chairman welcomed all present and was pleased to see such a large turnout. A quorum was present and the meeting was duly constituted.

2. CONFIRMATION OF NOTICE

The notice convening the meeting as well as the annual report by the Chairman of the Residents’ Committee, previous minutes, annual financial report and the village management report, as circulated to the life right holders, were taken as read. A Case added an item to the agenda being a presentation of the Evergreen Lifestyle Villages vision and business plan.

The acceptance of the notice was proposed by M Elliott and seconded by A Till.

3. ATTENDANCE AND APOLOGIES

The attendance register was circulated and signed. The apologies received from life right holders were noted and is annexed hereto as Annexure A.

4. ACCEPTANCE OF PREVIOUS ANNUAL GENERAL MEETING MINUTES

The minutes of the annual general meeting of the village held on 4 September 2017 were accepted and signed as a correct record as proposed by V Sutherland and seconded by D Smith.

5. ELECTION OF RESIDENTS’ COMMITTEE MEMBERS

The Residents’ Committee shall consist of six village representative members.

The meeting noted the following seven nominations received for life right holders to be appointed as Residents’ Committee Members. Accordingly life right holders were required to vote for six of the nominated members:

Chris Bennett (existing member);
Dave D’Alton (existing member);
Denise Elkin (existing member);
Christian Fick;
Lydia Hirschmann;
John Morgan; and
David Rosenberg (existing member);



The Chairman thanked the vote counters, M Mulders, L Bantam, G Smith, V Pillay and D Gordon for their assistance and announced the six nominees with the most votes:

Chris Bennett;
Dave D'Alton;
Denise Elkin;
Christian Fick;
John Morgan; and
David Rosenberg.

RESOLVED:

THAT the appointment of the six nominees, as mentioned above, as Residents' Committee members with effect from date hereof, hereby be approved as proposed by Prof De Vries and seconded by H Till.

The Chairman and Vice-Chairman will be elected at the next Residents' Committee meeting.

6. EVERGREEN LIFESTYLE VILLAGES VISION

Arthur Case delivered a PowerPoint presentation to residents on Evergreen's development plans for the future. He explained that Evergreens vision was to become thought leaders in the retirement industry, deliver the partnership for life philosophy to our residents, become recognised as the trusted national brand and deliver 10,000 (ten thousand) units to the market over the next 7 – 10 (seven to ten) years. This would create a business of more than R25 (twenty five) billion in total assets, offering peace of mind to our residents. He explained that Evergreen was now an independent company with equal shareholding held by the Amdec Group and the listed PSG Group. This should provide residents with additional confidence in terms of the strength of the brand. He took residents through Evergreen's future development plans which included additions to most of our existing villages as well as expansion into KZN and the Eastern Cape.

7. ANNUAL REPORT BY THE CHAIRMAN OF THE RESIDENTS' COMMITTEE

The annual report by the Chairman of the Residents' Committee was noted and taken as read.

D D'Alton welcomed residents to this year's annual general meeting and extended a special welcome to new residents attending their first annual general meeting. A minute of silence was held to pay tribute to those residents who have passed away since last year's annual general meeting.

D D'Alton expressed his appreciation for the level of standard at which the village is operated.

8. EVERGREEN MUIZENBERG VILLAGE MANAGEMENT REPORT

The annual report by the village manager was noted and taken as read.

M Carstens thanked all her staff members and service providers to the village for their support and assistance during the last year. M Carstens also thanked the residents for their involvement and assistance and added that without their support there would not be any social activities at the village.

Ms Carstens proceeded to read a poem, "Golden Years" by Margaret Clough

"Now I am old I am allowed to mutter to myself,
tell the same stories over and over again,
leave my glasses in the theatre and my teeth on the bus.

It is no more than what is expected of me when I lock myself out of my house,
shut my keys in the car and my phone in the washing machine.

No one blames me when I forget a dentist appointment,
a grandchild's birthday or my phone number.

They say, "It's just her age" when I lose my credit card,
my camera or my way home.
all my life I have done things like this, but now I am allowed".

9. ANNUAL FINANCIAL SUMMARY REPORT FOR THE 2018/2019 FINANCIAL YEAR

The budget and annual financial report for the 2018 / 2019 financial year were noted and taken as read, as circulated together with the notice of the annual general meeting, and elucidated by A Kajee with specific reference to the following:

- When the budget for the levies were prepared, the new levy structure was not yet envisaged, hence the summary does not refer to the new levy structure;
- CPI for the 12 (twelve) month period ending June 2018 was 4.38% (four point three eight percent). CPI is estimated to be 4.5% (four point five percent) but this will only be confirmed on 23 August 2018 when inflation figures are released. By adding 1.5% (one point five percent) we are expecting a 6% (six percent) levy increase for the CPI + 1.5% residents;
- Residents to apply the levy structure of their existing Life Right Agreement to determine their levy increases;
- A profit of R936 880 (nine hundred and thirty six thousand eight hundred and eighty rand) for the 2019 budget is expected compared to a R1,739 826 (one million seven hundred and thirty nine thousand eight hundred and twenty six rand) profit for the 2018 audited figure; and
- On 1 September 2018 the new levy structure will be effective for residents not requiring an addendum and residents that have accepted the new levy model.

10. GENERAL

The Chairman informed the meeting that Evergreen management will now proceed to answer the questions that were received pertaining to the village. Questions pertaining to individual units will be dealt with by village management and / or the relevant management committee member, if not already done so. The Chairman presented the questions received from life right holders pertaining to the village as follows:

Question 1: C Bennett enquired what the responsibility for an apartment life right holder is towards the repairing of structural cracks.

Answer 1: A Case responded by saying that no life right holder or their estate would be held liable for the repair of structural cracks and confirmed Evergreen Property Investments ("EPI") would be responsible for the repair to all structural cracks.

Question 2: C Bennett & J Orsmond raised the question as to how the Rescom fits into the management association as prescribed by the Retired Persons Act.

Answer 2: A Case responded by saying that Evergreen has received legal opinion from senior council regarding the present management structure employed by Evergreen and that it complies with the Housing Development Schemes for the Retired Persons Act 65 of 1988 ("RPA").

A Case stated that our organisation and shareholders are investing billions of rands in building and operating retirement villages and required full control over their investment.

Question 3: K & D Elkin raised their concern that there was not adequate parking at the Lifestyle Centre especially when attending functions.

Answer 3: The Chairman acknowledged the problem and suggested that, where possible, residents should share transport when wanting to park at the lifestyle centre.

Question 4: K & D Elkin wanted to know how the new water system in the basement was going to operate.

Answer 4: The Chairman confirmed that the installation of the water purifying plant is now complete and that it is using the ground water available in the village. We are continuously testing the purified ground water to ensure that residents will have water running through their taps, should day zero occur. Authorisation is required from City of Cape Town and Department of Water Affairs before we can fully utilize this resource.

Question 5: D Elkin asked what the purified water is being used for and which water meter is connected to the fire hydrant.

Answer 5: The Chairman said that the purified borehole water is currently being used for irrigation only and the fire hydrants are connected to a separate water meter.

Question 6: A Vercuiel asked what the charges to residents would be for the use of purified potable water.

Answer 6: The Chairman confirmed that no decision has been made and that we are awaiting feedback from Department of Water Affairs.

Question 7: Mrs Clough asked how often the potable water gets tested.

Answer 7: The Chairman confirmed that the water is taken off-site and tested at a laboratory every 3 (three) weeks.

Question 8: D Rosenberg, wanted to know what the delay was in the selling of apartments.

Answer 8: The Chairman responded that there were only two apartments that had not sold quickly and that vacant units were usually resold within 8 – 10 weeks. In this instance resale units were up against new units which may explain why the two in question had not sold quickly.

Question 9: David Rosenberg enquired as to why it took a long time to sell the apartments whereas the cottages sold faster. This held up the winding of the resident's estate.

Answer 9: The Chairman responded that the demand for houses (cottages) has been greater than for apartments in the current market.

Question 10: D Rosenberg raised his concern as to why the generic house rules had taken a year to amend.

Answer 10: A Case apologised and agreed that the house rules should have been amended earlier and took it upon himself to have them distributed to Rescom as soon as the AGM minutes were complete. A Case mentioned that a set of generic house rules for all our villages would cater for the expansion of the Evergreen brand and where specific rules apply to an individual village, these would be added as an additional clause.

Question 11: D Rosenberg was concerned by the length of time it has taken to get feedback from the Ombudsman regarding the R40.00 (forty rand) CSOS levy charged to each resident.

Answer 11: A Case responded that after many enquiries with Ombudsman it was established that residents are compelled to pay the monthly R40.00 (forty rand) CSOS levy. He mentioned that many other retirement village operators had similar difficulties when dealing with CSOS. He confirmed that

Evergreen is registered with the Ombudsman and was required by law to collect and pay over the CSOS levy.

Question 12: A Vercuiel, pointed out that there was no visitors' parking or parking for a second car on the phase 3 site development plans.

Answer 12: The Chairman responded by saying each home in phase 3 will have a bricked area next to the garage as additional parking.

Question 13: H de Villiers asked why only one vote per unit was permitted.

Answer 13: A Case pointed out that as per the RPA, life right holders have one vote per unit.

Question 14: G & J Orsmond, requested that the minutes of the AGM be made available to Rescom as soon as possible after the AGM. The first Rescom will be held on 4 September 2018.

Answer 14: The Chairman responded that the minutes would be made available as quickly as possible.

Question 15: E Norton, enquired about the fibre optics to the village.

Answer 15: Arthur Case confirmed that Fibre to the Home would be retrofitted for phases 1 & 2 at the same time that the new phase 3 development is wired for fibre. The cost of laying the fibre will be carried by EPI with no impact on levies. The cost of a service provider such as VOX will be for the resident's account.

Question 16: N Pattullo, enquired why her question was not raised regarding the airflow in passages.

Answer 16: A Case responded by saying that the matter was dealt with at the last Mancom meeting held on 5 July 2018. He reiterated that after meeting professional engineers it was confirmed that the airflow circulation conformed to the building design and regulations, as signed off by the City Engineers Department.

With no further matters being raised, the Chairman thanked all present for their attendance and declared the meeting closed at 16h46.

Chairman

EVERGREEN MUIZENBERG LIFESTYLE VILLAGE (“THE VILLAGE”)

**APOLOGIES NOTED AT THE ANNUAL GENERAL MEETING OF THE VILLAGE
HELD ON 20 AUGUST 2018**

A Law
E & S Norton
N & P Baling
N & A Myles
C Muir
R Scott
J King
M & C Dean
R Reichlin
M Olivier
C & M Burt
C Roberts
M Strugo
D & C Ricketts
M Strachan
C Barnard
D & P Quill
M Hadley
M Akhurst