

**RESCOM MEETING OF EVERGREEN LIFESTYLE VILLAGE MUIZENBERG**

**HELD ON 13 AUGUST 2019 AT 08.30 AM**

**MINUTES**

- PRESENT:**
- 1. Mr. Derek Drew (DD) (Village Manager)
  - 2. Mrs. Chantelle Johansson (CJ) (Asst. Vill. Manager)
  - 3. Mrs. Denise Elkin (DE) (Member)
  - 4. Mr. David Rosenberg (DR) (Chairman)
  - 5. Mr. Chris Bennett (CB) (Member)
  - 6. Mr. David D’Alton (DDA) (Member)
  - 7. Mr. Jim Raubenheimer (co-opted secretary)
- Part Time**
- 8. Mr. Patrick Maile (PM) E/G Maintenance Mngr.
  - 9. Mr. Romeo Human (RH) Asst. Maintenance Mngr.

**APOLOGIES:** Mr. John Morgan

Item	Narrative	Action by: and deadline date:
1.	<p><b><u>WELCOME</u></b></p> <p>Chairman David Rosenberg welcomed all, opened the meeting, and commenced by stating that for some time maintenance overspend had been of great concern to Rescom, and that accurate apportioning of expenditure between EPI and Evergreen Muizenberg was vital. Due to the presence of maintenance management, DR invited PM and RH to advise Rescom on the present status of three major issues, viz. FTTH, windows, and water.</p> <p><b>FTTH.</b> RH gave an outline of the work that had been done to clear obstructions and damage to cable conduits at the houses, and this had now been completed to the point where cabling was through to all the connection boxes. Presently these boxes were being mounted to <b>unit walls</b>, and then the cabling connections in the manholes and apartment block</p>	

would be completed, as would the connections to the control centre. The **network** could then be made **live**, and work begin on the internal connections within units as necessitated by resident's requirements, **and from which point residents would be charged**. It was anticipated that the network would go live at the end of August 2019.

**Windows** – PM advised that all windows had been inspected, and work on fitting of heavy duty hinges, better handles and stainless steel rivets was continuing, with emphasis on the **greater risk areas** of the upper floors of the apartment block, followed by the ground floor and the houses. It was estimated that it would take two months to complete this work on the apartments, and then the houses would follow.

**Water** – PM reported that while the obtaining of a **licence** to use our water plant for domestic consumption was still being urgently pressed, the plant was being and would continue to be used for **general purposes** where this could be done while awaiting the licence.

Discussion also took place concerning **water temperature and pressure** complaints by residents in the apartment block, and both PM and RH stated the pressure had been tested with City Council present, and pressures were now slightly above normal after repair to a street valve by C Council. One boiler is faulty at the moment and repair is under way, and a survey will be taken to find out exactly which residents have temperature problems as the water circuits in the apartment block are complex, and it will help maintenance to know exactly which areas are most affected.

**General** – PM outlined the progress made with the **Preventative Maintenance Plan** and stated a meeting is to be held next week with all E/G village managers to introduce and launch the scheme.

**Painting of signs** and numbers in the basement parking area was discussed and RH stated a system of traffic control would be needed to cause minimum disruption to residents while allowing the painting crew to work speedily.

**Window washing** of the apartment block is costly and consideration is being given to reducing this cost. This was discussed, a quick vote held, and it was agreed by all present to retain this service.

PM and RH then left the meeting.

2.	<p><b><u>NOTICE OF MEETING</u></b> Notification sent by sms on 09 August 2019.</p>	
3.	<p><b><u>APPROVAL OF MINUTES OF MEETING HELD ON 02 July 2019.</u></b> Minutes approved. (Proposed by CB, seconded by DE). Signed by DR and DD.</p>	
4.	<p><b><u>SAFETY and SECURITY. Report by CB.</u></b> a. I note the very long incoming barrier pole has been replaced with a short one for residents, and that a second one has been installed for visitors, giving two separate barriers, one for residents and one for visitors. This is a very logical move as the long pole was never ever going to survive the gale force winds that we get both in summer (SE) and winter (NW) – it has broken on a number of occasions since I have been here. I was surprised initially that this did not seem to be have understood by the original design team. In the terms of our decision with the Evergreen MD I suggest we ensure that the cost of this ‘repair’ does not appear in the Village accounts. <b>(DD advised</b> that this is “land-owners” cost and therefore for EPI). b. In a similar vein, at the last meeting Melanie indicated that we will wait for the proper painting of the “road” markings in the basement parking due to the cost involved. On giving it thought, I realized in reality this is also a failing from the development stage, as these markings were not dreamed up as a good idea by the residents, but were also always a requirement. If they had been done then using the proper materials and process by the developer they should have lasted at least 20 years with the low traffic levels in the basement. I therefore raise the question: should this task be to the village cost or is it the developer’s responsibility? <b>(DD replied</b> that this is “wear and tear” and therefore a village cost). c. I must say the formalization of the basement drying area is much appreciated; it is much cleaner and more formal. However, I have one caveat; when I requested that this be done I also asked that the sectioned off space be increased. The result is that whereas the actual length of hanging lines available (I have not actually measured it) may have increased, the problem is that as residents tend to hang up their own washing they tend to occupy a full section whether or not they fill it completely. This is natural, and it would be impossible to change this behavior.</p>	<p><b>CB/DD</b></p> <p><b>CB/DD</b></p>

	<p>However, the old slapdash layout had four twirly hangers, each divided into four, making a total of 16 sections. In other words, after 10m residents, 6 less than previously, have hung their washing, there is no space left. An additional factor is that this winter when rain makes hanging up on the ground floor section even more problematic than it is in the south easterly gales in the summer, and we have more residents in the building than we had last winter. Thus the basement area struggles to cope and I have on two occasions this month had to look elsewhere to hang laundry as all sections have been occupied. I see only two possible answers:</p> <ol style="list-style-type: none"> <li>1. Increase the cordoned off area to enable the addition of at least two more twirly's, <b>or</b></li> <li>2. add at least three free-standing lines similar to the ones on the ground floor. This means the posts would have to be properly embedded in the concrete slab of the floor.</li> </ol> <p><b>Further to the above</b>, residents are asked to please <b>remove their laundry</b> from the lines as soon as their <b>laundry is dry</b>. It has been noted some laundry is still on the lines for <b>more than a week</b>.</p>	<p><b>CB/DD</b></p>
<p>5.</p>	<p><b><u>HEALTHCARE and CARE CENTRE Report by DE.</u></b></p> <ol style="list-style-type: none"> <li>a. All activities are ongoing and working better with the division of the general area into two parts.</li> <li>b. I attended a meeting with the Unique Health and Evergreen Care Management teams where we met the new <b>Occupational Therapist</b> Ms. Clairece Roode, who will be available for therapy to Care residents as well as independently living residents, two days a week. Clairece is currently going through Care resident's assessments and will report at a meeting on 12 August to share her proposed strategy and <b>pricing structure</b>.</li> <li>c. <b>A letter</b> from a resident pointing out deficiencies in UH's accounting and invoicing system was discussed and passed on to the Evergreen Care team who will follow up and ensure improvement and a more rapid movement of invoices to residents.</li> <li>d. <b>A letter</b> from a resident who suffered a fall and resultant injuries, expressing gratitude for the timely and caring treatment she received from residents, UH staff and Evergreen management personnel, was read out and appreciated by Rescom members.</li> <li>e. <b>Residents</b> must be sure to <b>check costs</b> of service required from Unique Health to avoid embarrassment when receiving the account at month end.</li> </ol>	<p><b>DE</b></p> <p><b>DE</b></p>





14.	<b><u>CLOSURE.</u></b> The Chairman closed the meeting at 10.45 am.	
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**MR. DAVID ROSENBERG**  
**RESIDENTS COMMITTEE CHAIRMAN**

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**MR. DEREK DREW**  
**VILLAGE MANAGER**

**Could Rescom portfolio holders and Residents kindly  
submit reports and communications to Derek Drew  
by 4.00 pm Thursday 05 September 2019.  
Agenda will be issued on Friday 06 September 2019.**