

MINUTES OF THE MEETING OF THE MANAGEMENT COMMITTEE OF EVERGREEN LIFESTYLE VILLAGE MUIZENBERG HELD AT EVERGREEN MUIZENBERG ON THURSDAY, 8 APRIL 2021 AT 15H00

PRESENT:

Garry Reed (GR, EVG Managing Director), Dylan Pienaar (DP EVG Financial Director), Derek Drew (DD, EVG Muizenberg Village Manager), Kim Whitworth (KW, EVG Muizenberg Assistant Village Manager), Neville Woudberg (NW, Chairman of Rescom) and Denise Elkin (DE, Vice-Chairman of Rescom),

Guest: Michael Liffmann (ML, Marriot Hotel GM)

1.	WELCOME	<u>Action/Date</u>
2.	<p>APOLOGIES</p> <p>No apologies</p>	
3.	<p>APPROVAL OF MINUTES FROM PREVIOUS MANCOM MEETING – 20 OCTOBER 2020</p> <p>Minutes approved by NW and seconded by DE Minutes signed by GR</p>	
4.	<p>MATTERS ARISING FROM PREVIOUS MANCOM MINUTES – 20 OCTOBER 2021</p> <p>DE enquired on the new petrol station planned on Prince George Drive, behind Evergreen Muizenberg. GR mentioned that the empty plot has been cleared and all shrubs trimmed to stop vagrants from moving in. The current layout of the petrol station shows that nothing will be facing towards the village. The petrol station should be looked at as a positive for the village and not in a negative light.</p> <p>No new developments on the construction thereof.</p>	
5. a.	<p>MAINTENANCE</p> <p>Gym Equipment</p> <p>GR explained that all the gym equipment is imported and due to a number of reasons Evergreen has been let down by the suppliers. Until such time as the new equipment is received the current equipment will need to be serviced.</p>	GR / DD

<p>b.</p> <p>c.</p>	<p>Evergreen has requested more time in order to renegotiate the equipment for the all the villages.</p> <p>Heat in recreation 'bubbles'</p> <p>A number of possible options were discussed and it was agreed that the portable aircons would be looked into; as per the Broadacres village (Jhb). Blinds are also a possibility.</p> <p>Stand-by generator for apartment block and houses</p> <p>Rescom received a query for a generator to be purchased and connected for the entire village (apartment block & houses). Currently it is cost prohibitive, in the region 3 million rand.</p> <p>Diep River village has a generator for the village; a small 57 bed apartment block.</p> <p>Bergvliet has a generator the only powers up common areas; including their street lights.</p> <p>Noordhoek is the only village where a generator will power the entire village, and this was done only because it was costed into the development from the beginning.</p> <p>Broadacres generator feeds the Care Centre, lifestyle centre, apartment passage lights and street lights</p> <p>Investigating the possibility of adding Our street lights to the generator</p> <p>This will be communicated to the village once completed.</p>	<p>DD</p> <p>DD / AP</p>
<p>8.</p> <p>a.</p> <p>b.</p>	<p>FINANCE / LEGAL</p> <p>NW noted a 57% higher loss on the budget for 2021/2. DP confirmed that this will have no impact on the levy increase for 2021 / 2022.</p> <p>The major contributing factor for the higher loss % is the introduction of the medical management fees. Whilst Unique Health was our service provider, they never charged ELV a management fee to cover salaries, however Evergreen Health salaries are carried by each Evergreen Village.</p> <p>A 4% increase has been budgeted for levy increases; however, this is not a blanket increase and depends on the LRA signed by each resident. This will be affected 1 September 2021.</p> <p>AGM</p> <p>The AGM is scheduled for Tuesday 11 May 2021, and to be held in the Lifestyle Centre. All windows / doors will be opened to allow for ventilation, masks are mandatory, and all social distancing protocols will be adhered to. Proxy's will be encouraged, confirmation of attendance will go to reception and there will be no catering offered this year. The minutes from the 2019 AGM will be distributed together with the notice of the meeting and the financials from 2020.</p>	<p>DD / KW</p>

9.	<p>CARE CENTRE & PRIMARY HELATH CARE</p> <p>Evergreen Health has had to register for VAT. This was completed 1 March 2021, now all EH charges are vatable. Evergreen Health will absorb some of the VAT charge/cost so not to charge the full 15% VAT. Communication and the new pricing will be communicated by Friday, 16 April 2021.</p> <p>No practice number has been received as our Care Centre is still waiting for the sub-acute licence. Every Registered nurse has a practice number and Evergreen Health is looking into using this for medical aid submission.</p> <p>Covid-19 vaccines: we are registered with the Department of Health. Our registered nurses will receive training on how to administer the Covid-19 vaccines.</p> <p>DE reported that she has received good reports from various residents about the Care Centre and the physiotherapists.</p>	GR / DP
11.	<p>GENERAL</p> <p>DE enquired about the current mobile phone tower installation on the roof of the north side apartment block. GR advised that because Evergreen had many complaints over the years about the cellphone signal a decision was made to have the mobile phone tower installed. It will be operational by end of April. The tower will have cladding round it, to make it more aesthetically pleasing. All service providers will benefit from it as well as all complexes around us.</p>	
12.	<p>DATE OF NEXT MEETING</p> <p>6 July 2021 at 15h30.</p>	
	<p>MEETING ADJOURNED at 16h10</p>	

APPROVED AND SIGNED AT CAPE TOWN ON _____ 2021.

CHAIRMAN