

MINUTES OF THE MEETING OF THE MANAGEMENT COMMITTEE OF EVERGREEN LIFESTYLE VILLAGE MUIZENBERG HELD AT EVERGREEN MUIZENBERG ON WEDNESDAY, 18 AUGUST AT 15H00

PRESENT:

Garry Reed (GR, EVG Managing 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)

1.	WELCOME	<u>Action/Date</u>
2.	APOLOGIES Dylan Pienaar (DP EVG Financial Director) Hugh Till (HT, Finance portfolio for RESCOM)	
3.	APPROVAL OF MINUTES FROM PREVIOUS MANCOM MEETING – 8 APRIL 2021 Minutes approved by DE and seconded by NW Minutes signed by GR	
4.	MATTERS ARISING FROM PREVIOUS MANCOM MINUTES – 8 APRIL 2021 To be addressed as items 5 & 6 are discussed.	
5.	MAINTENANCE a. New Gym Equipment An estimated delivery of the new equipment is 20 September 2021, although this will be confirmed closer to the time. DE commented that the loan equipment is in good condition, although the one bicycle, with back rest is too high, does not have any arm rests and the back rest cannot be adjusted. She is concerned that it could be unsafe for some residents. GR advised that all our other villages have the same bicycle and to date, no accidents have been reported. The new bicycle is a newer model and therefore those design issues may have already been rectified by the manufacturer. DD & GR advised that we may keep any of the old equipment that is required. b. Heat in recreation ‘bubbles’ The proposed test at Evergreen Broadacres did not work. Suggestion is to start with the basic floor fans to allow the air to flow down the passage and in the ‘bubble’ areas, for both the second and third floors.	DD/KW

c.	<p>Stand-by generator for apartment block and houses</p> <p>GR has approved the village street lights to be connected to the generator and expense will be for the property owner and not the village. DD will advise the contractors to commence.</p>	DD
6.	<p>FINANCE / LEGAL</p> <p>a. Rental from Care Centre (Evergreen Health)</p> <p>NW asked if the Care Centre pay a rental income Evergreen Lifestyle Village (ELV), Muizenberg. GR advised that ELV is not the owner of the property and therefore cannot receive rental income from the Evergreen Health (EH). EH pay a rental income to the property owner, Evergreen Property Investments every month and the costs of the Care Centre are not passed onto the residents.</p> <p>b. HealthCare Management Fee</p> <p>NW questioned why ELV pay for the village Clinic salaries and the resident still have to pay for services received. GR explained that the monthly fee paid is an availability fee. Services are charged to those who use the service rather than charging all residents across the village, this is in accordance with the LRA</p> <p>c. Salaries over budget</p> <p>NW queried why the budget for salaries had increased over the past year. GR explained that it is due to the allocation of staff that helped in the Village during COVID times and will self-correct shortly.</p> <p>d. New domestic services increase</p> <p>A proposal to implement a discount of R55 per hour to any bookings for 3 or more consecutive hours. GR & DD agreed. Resident would be notified of this.</p> <p>e. Cap on levies after Life Right Agreement (LRA) Termination</p> <p>NW posed this question. It is felt that there is no incentive for the sales consultants to sell any units. GR confirmed that our sales consultants are paid on a commission basis, and therefore in their best interest. Pam Golding Properties, who also work on commission, have been assisting in the selling of homes at Evergreen Noordhoek and Evergreen Diep River, with difficulty. GR further mentioned that the LRA is a legal and binding agreement. There is a lot of interest in our village, however the purchasers are not able to sell their homes which affects their purchases at Evergreen; the market is struggling.</p> <p>Capping the levies will have a financial impact on the remaining residents as the difference will then be divided amongst these remaining residents (adjusting their levies to cover the terminated LRA levies).</p>	DD/KW
7.	<p>GENERAL</p> <p>a. Resales</p> <p>DE asked for confirmation that all houses are fitted with geyser heating when the home is refurbished. GR confirmed that this is correct, they fit them a PVP system (not solar heating).</p>	

b.	COCT Rates The rates vary between all three phases. A follow up on the outcome to the objection will be done.	DD/KW
8.	DATE OF NEXT MEETING November 2021 TBC	
	MEETING ADJOURNED at 16h10	

APPROVED AND SIGNED AT CAPE TOWN ON _____ 2021.

CHAIRMAN