

**RESCOM MEETING OF EVERGREEN LIFESTYLE VILLAGE MUIZENBERG  
HELD ON TUESDAY 14 SEPTEMBER 2021 AT 09H30**

- PRESENT:**
- 1. Mr. Neville Woudberg (NW) (Chairperson)
  - 2. Mrs Denise Elkin (DE) (Deputy Chairperson)
  - 3. Mr Derek Drew (DD) (Village Manager)
  - 4. Mrs Kim Whitworth (KW) (Assistant VM)
  - 5. Mr Hugh Till (HT) (Member)
  - 6. Mr Mike Odd (MO) (Member)
  - 7. Mr Ray van Eyssen (RvE) (Member)
  - 8. Mrs Pat Swilling (PS) (Member)

**APOLOGIES:** Mr Jim Raubenheimer

| ITEM | NARRATIVE  | ACTION / DEADLINE BY |
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| 1.   | <p><b><u>WELCOME</u></b></p> <p>The <b>Chairman</b> greeted all present and opened the meeting. JR will not be attending the meeting; KW will take the minutes for this meeting.</p>   |                      |
| 2.   | <p><b><u>NOTICE OF MEETING</u></b></p> <p>Notification sent by <b>SMS</b> email on 6 September 2021.</p>   |                      |
| 3.   | <p><b><u>APPROVAL OF MINUTES OF MEETINGS HELD ON 10 AUGUST 2021</u></b></p> <p>Minutes approved by DE and seconded by HT.</p> <p>Signed by NW and DD.</p>  |                      |
| 4.   | <p><b><u>APARTMENT BLOCK MAINTENANCE &amp; SAFETY and SECURITY - Report by RvE</u></b></p> <ul style="list-style-type: none"> <li>1. <b>Window hinges and rivets</b> – Work at <b>A311</b> has been <b>completed</b>.</li> <li>2. <b>Quotes</b> will be obtained for another <b>Twirl dry wash line</b> for the undercover area.</li> <li>3. Letter from Jenna Monk regarding the <b>height of the Bistro toilet</b> refers. One adjustable height seat will be purchased to test and establish if it will solve the issue.</li> </ul> |                      |

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|    | <p>4. Letter regarding safety, the Security Supervisor has been advised that all <b>contractor vehicles with extended ladders overhanging</b> the vehicle are to have red flags as per safety rules.</p> <p>5. One fan has been purchased for the third floor Bubble Area to see if it will alleviate some of the stuffiness / heat.</p> <p>6. HT requested that water meter readers close the door panels securely when finished, this is a hinderance.</p>   |                             |
| 5. | <p><b><u>HEALTH CARE - Report by DE</u></b></p> <p>1. Very excited that the <b>exercise and art activities</b> will be able to resume shortly, as the Care Centre is no longer under lockdown. Although all the Covid protocols will be adhered to.</p> <p>2. <b>August &amp; September birthdays</b> will be celebrated together.</p> <p>3. <b>Dementia Support Group</b> that takes place on the first and third Thursday of every month is proving to be beneficial to everyone. A meaningful, supportive and very private group that help one another.</p> <p>4. The Care Centre does not have a dedicated <b>Covid ward</b>. Residents with covid are to isolate in their individual rooms and one Nurse is allocated to those patients.</p> <p>5. DD confirmed that there are <b>no covid cases</b> in both the Village and the Care Centre.</p> |                             |
|    | <p><b>Primary Health Care Clinic is now in the village Board Room. Appointments only. Residents to be visited in their homes.</b></p> <p><b>DEAR RESIDENTS:</b><br/>Your health and well-being and whereabouts are our daily concern.</p> <p><b>1. Please tell the office when you go to hospital or are away from the village overnight.</b></p> <p><b>2. If you have any problems with the Care Centre, please write directly to Sister Yolanda Wilson, with a copy to Derek Drew.</b></p>   | <p><b>ALL RESIDENTS</b></p> |
| 6. | <p><b><u>CATERING - Report by HT</u></b></p> <p>1. <b>Level of service</b> and meals are <b>up to standard</b>.</p> <p>2. On <b>Heritage Day (National Braai Day)</b>, the caterers have arranged a <b>Braai Menu</b>.</p> <p>3. The caterers are encouraged to open up the deck area on warm and sunny days.</p> <p>4. DE suggested that if / when the <b>Bistro is limited to small numbers</b> for functions (ie 50), <b>no outside visitors can be invited</b>. Residents must have preference.</p>  |                             |

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|           | <p>It was confirmed that <b>100 people</b> are permitted in the <b>Level 2 lockdown restrictions</b>.</p>  |  |
| <p>7.</p> | <p><b><u>SOCIAL EVENTS &amp; ACTIVITIES - Report by PS</u></b></p> <p>1. <b>Aquarobics</b> takes place <b>every Monday</b>, with five participants ranging from 60 – 90 years of age.</p> <p>2. The last <b>Chit Chat</b> held in September was very <b>well attended, 28 residents</b>.</p> <p>3. <b>Two proposals</b> and quotes have been received for <b>privacy and additional storage</b> in the Lifestyle Centre.</p> <p>3.1 After discussions it was agreed that <b>more research is required</b> for the need for these options, for the suggested products and installation process. In addition, some photographs and possible drawings to also be submitted.</p>   |  |
| <p>8.</p> | <p><b><u>LANDSCAPING, GROUNDS DEVELOPMENT &amp; WATER MANAGEMENT - Report by MO</u></b></p> <p>1. <b>Gardens</b> are receiving their <b>annual compost</b>; 10 cubes have recently been delivered.</p> <p>2. Some of the <b>no growth trees</b> are being <b>replaced</b>. According to Markus of Whitecliffs some trees cannot grow due to the positioning in relation to the weather conditions.</p> <p>3. It has been agreed that <b>no benches will be removed from the ‘secret garden’</b> as they are used regularly.</p> <p>4. Any <b>requests or suggestions</b> for the garden must go <b>directly to MO or DD</b>. Residents should not contact the service provider directly.</p> <p>5. Vegetable Garden – to date there have been two harvests. DE commented on how lovely the presentation of the greens once harvested, put into small plastic containers with laminated labels, making it easier for identification. Thank you to Lydia Hirschmann for her efforts.</p> <p>6. <b>Street lights</b> are currently being <b>connected to the generator</b>.</p> |  |
| <p>9.</p> | <p><b><u>VILLAGE MAINTENANCE &amp; HOUSEKEEPING - Report by MO</u></b></p> <p>1. <b>Boundary wall painting</b> will continue within <b>the next month</b>, waiting for dryer weather.</p> <p>2. <b>Water hammer</b> work at <b>H101</b> has been <b>completed</b>.</p> <p>3. An <b>architect’s instruction</b> has been issued to the contractors to move the <b>outside taps</b> at houses 91 – 98.</p>   |  |

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| 10. | <p><b><u>FINANCE - Report by HT</u></b></p> <p>1. Correction to HT report <b>Expenses for the month was UNDER budget.</b></p> <p>2. <b>Levy increases</b> are due to be received in October. The chairman and management have had meetings with Evergreen head office on this subject to ensure the levy increases are set at reasonable, fair levels. Rescom has also spoken out strongly on this.</p>  |  |
| 11. | <p><b><u>LEGAL</u></b><br/>N/A</p>   |  |
| 12. | <p><b><u>RESIDENTS</u></b></p> <p>Village occupancy - 311<br/>Houses – 155<br/>Apartments – 156<br/>Occupants of Care Centre – 26</p>  |  |
| 13. | <p><b><u>COMMUNICATION - Derek Drew</u></b></p> <p><b>Employee of the Month – nominations</b> from residents are <b>welcome</b>, email to DD or KW.<br/>Congratulations to all the Employees that have been chosen since inception, namely</p> <ul style="list-style-type: none"> <li>• MacDonald Assam,</li> <li>• Kathleen Julies,</li> <li>• Nizaam Lakay and</li> <li>• Tyrell Hendricks</li> </ul> <p>Another great <b>Muize News</b> recently completed. <b>Contributions</b> towards the Muize News are <b>appreciated</b>.</p>   |  |
| 14. | <p><b><u>GENERAL</u></b></p> <p>1. It was agreed that, going forward, <b>no anonymous letters</b> will be <b>addressed</b> in the RESCOM meetings.</p> <p>2. There have been a number of comments made about <b>cats visiting neighbours</b> within the village, some making a nuisance of themselves. Residents should try to keep their cats restricted to their homes.</p> <p>3. <b>Staff Contributions</b>; the collections for this will <b>commence 1 November 2021</b> and the last day for contributions will be 3 December 2021.</p> <p>4. PS has requested residents to advise her on what activities they would like to see start in the village.</p> |  |
| 15. | <p><b><u>DATE OF NEXT MEETING</u></b></p> <p>12 October 2021 at 09h30</p>  |  |

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| 16. | <b><u>CLOSURE</u></b><br>The Chairman closed the meeting at 11h40 |  |
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**NEVILLE WOUDBERG**  
**RESIDENTS COMMITTEE CHAIRMAN**

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**DEREK DREW**  
**VILLAGE MANAGER**

**Rescom portfolio holders and Residents to kindly submit reports and communications to Derek Drew by 12h00 (midday) on Thursday 7 October 2021.**

**Agenda will be issued on Friday 8 October 2021**

## **SAFETY, SECURITY AND APARTMENT MAINTENANCE**

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**THURSDAY SEPT 9<sup>TH</sup> 2021**

- Apartment 311 has one window handle that has fallen off and 2 that are about to fall off.
- A few residents have requested that another twirl dry wash line be purchased for the undercover wash line area, as on busy wash days there are just not enough lines. I have checked and there seems to be space.
- See attached letter from Jenna re handles in downstairs ladies' toilets adjacent to library area. I believe this concern has been put forward before.

**Jim Raubenheimer**

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**From:** "Raymond van Eyssen" <rayvaneysen@gmail.com>  
**Date:** 03 September 2021 08:59 AM  
**To:** "nevwood" <nevwood@mweb.co.za>; "Jim Raubenheimer" <jimyrtr@xsinet.co.za>  
**Subject:** Fwd: toilet additional hand grips

----- Forwarded message -----

**From:** **Raymond van Eyssen** <rayvaneysen@gmail.com>  
**Date:** Fri, Sep 3, 2021 at 8:58 AM  
**Subject:** Fwd: toilet additional hand grips  
**To:** Derek Drew <derekd@evergreenlifestyle.co.za>, Kim Whitworth <kimw@evergreenlifestyle.co.za>

----- Forwarded message -----

**From:** **Jenna Monk** <trinidad@polka.co.za>  
**Date:** Thu, Sep 2, 2021 at 10:39 PM  
**Subject:** toilet additional hand grips  
**To:** Mike Odd <smodd@zsd.co.za>, <rayvaneysen@gmail.com>

HI Ray/Mike

Please can this issue be brought up at the next Rescom meeting. It has to do with maintenance.

Some ladies are finding it difficult to go to the Ladies loo in the Bistro area as the toilet its self is too low. (they cant get up)

It has been brought up before and expense was the issue.

I know there is a disable bathroom but it is the second grip that is important for using, to lift the lady off the loo.

I have a proposal for you..... to not only have a wall grip but a **stand alone bar or pole as well** on 2 of the toilets in the regular bathroom and a sign on the door of those 2 loos to alert those to higher toilets.

Thanks

Jenna Monk

House 78

**Jenna Monk**

**0825574498**

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2021/09/09

Item for Rescom agenda please  
Visitors and residents using visitors'  
parking should be advised not to leave

their vehicles with overhanging ladders or  
other projecting equipment unattended as  
this is dangerous for visually-challenged  
pedestrians

Oliver Trevor House 53

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HEALTHCARE REPORT FOR  
RESCOM 14 SEPTEMBER 2021

1. Exercises and Art activities have been put on hold due to Covid lockdown but the residents have recovered and are out of isolation and we'll hopefully resume our activities shortly.
2. Because of lockdown in the Care Centre the August birthday party was postponed, the August birthdays will be celebrated together with the September birthdays on Thursday 30 September.
3. Weekly organised 30 minute family visits will resume shortly with a maximum of 2 visitors at a time in the reception area.
4. Denise Elkin has started a Support Group for people living with partners who have Dementia. The sessions are held in private, are confidential and are held every 1<sup>st</sup> and 3<sup>rd</sup> Thursday of the month at 3pm. The next session will be on Thursday 16 September, anyone interested in taking part please contact Denise in Apartment 320.
8. Currently 24 residents in Care

DENISE ELKIN

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EVERGREEN LIFESTYLE VILLAGE, MUIZENBERG

Catering Report to Rescom meeting to be held on 14<sup>th</sup> September 2021

The Bistro continues to provide very good meals with few complaints from residents using their services.

They are looking at alternate packaging to move away from the polystyrene containers currently used.

A very nice Spring breakfast was served on Wednesday 1<sup>st</sup> September that was enjoyed by several of the residents.

The 24<sup>th</sup> September is Heritage Day, A.S.A. National Braai Day and Branwine is looking into providing some form of Braai experience in the evening. More news to follow.

With thanks to the staff of the Bistro.

Hugh Till

September 9, 2021

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## **Jim Raubenheimer**

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**From:** "Pat Swilling" <patswilling@telkomsa.net>  
**Date:** 09 September 2021 01:45 PM  
**To:** <jimyrt@xsinet.co.za>  
**Subject:** Fw: September social activities report

**From:** Pat Swilling  
**Sent:** Wednesday, September 8, 2021 7:34 PM  
**To:** Derek Drew ; kimw@evergreenlifestyle.co.za ; Neville Woudberg ; jim@xsinet.co.za  
**Subject:** September social activities report

AQUAROBICS : Mondays at 10.30 we now have an aquarobics class which is proving to be very enjoyable. It lasts 45 minutes and costs R50 per lesson. The teacher, Tania has a class of 5 residents at present, ranging from the sixties to the nineties.

CHIT CHAT: I am delighted to say that we had 28 residents at our September Chit Chat meeting, and a happy buzz of conversation could be heard. One resident I chatted to, told me that she was amazed that the lady who had been sitting next to her and with whom she struck up conversation, turned out to be her next door neighbour !! We had a lucky draw for a R50 voucher for the Bistro which raised interest, and a happy afternoon was enjoyed by all.

PARTITIONING AND CUPBOARDS: Regarding the partitioning to enclose , on a needs basis, one side of the TV lounge in order to substantially decrease the sounds emanating from the Bistro area, a six meter partitioning enclosing one side from floor to ceiling is envisaged. We have two quotes, one from All Office for R32,522, and another quote which Jim sourced, from Xanita. This board is manufactured from "post-consumer recycled paper and sugar cane waste with specialised coatings ensuring optimal board stability". The boards are 1.2 meters wide by 3 meters high, although our floor to ceiling measurement is 2.8m, .2m will have to be lopped off. The board we will require is 32mm thick, but in the grade they have of this thickness we would be required to purchase many more sheets than we need, so we will use two thicknesses of 16mm each , nailed together to give us the needed sound- proofing. The quote for this is R8,249.78. We will need to spend another R800 for the guttering into which the boards will slot into the ceiling, plus R500 for nails and screws etc., bringing the total to a round R9,500. Jim travelled all the way to Blackheath in order to procure a sample of the product which we will have at the meeting.

With regard to the cupboards along the wall for use by the various art groups ,as suggested, we formed a sub committee of Jim, Ray, Jenna and myself together with the relevant interest group representatives. In order to obviate having too many people sitting round the table giving input, I asked Ursula to contact the likes of Steph de Haas and Di Hawke for their input , and be their representative. A meeting date was arranged and Jim made a special effort to attend as he was house sitting elsewhere, and together with Jenna, Ursula and myself we settled down to discuss the needs of the various groups. A rough plan was measured and drawn up. Jim sourced Cape Carpentry Services who arrived at a quote for the cupboards we would require of R20,961. A quote from K.C. Home Improvers is still to arrive.

Pat Swilling

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2021/09/09

Mike Odd – House 106

**LANDSCAPING, GROUND DEVELOPMENT & WATER MANAGEMENT**

1. Gardens and common areas remain in good shape with continued cutting back and re-planting.
2. Forty cubic metres of compost will soon be delivered and will enhance spring growth in the common areas.
3. The outside landscaped area tidied up along Sunrise Boulevard toward the circle. Georges Street and Prince Georges Drive need attending too which is a big area. This is an on-going problem with vandalism to the irrigation points and littering etc.
4. A complaint received from a resident on the untidy scrappy looking bush at the house end of the board walk which is caused by the wind especially in the summer. To be cut back and tidied up.
5. Some of the no growth trees in phase 3 have been replaced with something more suitable but there are a few in poor shape that need attending too. According to Markus of Whitecliffs it all depends on the position in relation to weather conditions.
6. Propose that one of the three bench seats be moved from the secret garden and placed on the verge in the road at the far end of phase three. Just need a space to be cleared and a few bricks or slabs for a base.
7. Request from a resident for more colour in the board walk garden particularly on the left side facing the main block. A list of proposed flowers and shrubs given to Markus and will be attended too. Quite a few are already established in other areas which can be replanted and cuttings taken.

**BUILDING MAINTAINENCE – HOUSES**

8. The boundary wall at the far end of phase 3 has been attended too but still unfished in need of painting the top coat.
9. Water hammer at House 101 reported being so bad that the water had to be turned off.
10. A resident has asked that the issue of the position of the outside water taps at houses 91 to 98 be resolved. Inconveniently placed on the house side wall nowhere near and access to the garden area that needs water.

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The anonymous letter about residents' gardens received in August 2021 refers.

We would like to caution RESCOM against entertaining anonymous letters. Whenever there is a complaint/topic/issue in the village, it must be discussed openly. This is the crux of the matter. How do you have a discussion with an anonymous person?. Who do you have the discussion with? If we start entertaining anonymous letters, we might set a precedent and find ourselves inundated with complaints as it is very easy to hide behind "anonymous". If RESCOM feels that they want to take this letter further, we hope that it will be discussed openly without hiding behind an anonymous identity.

Anonymous complaints and pettiness can only sour relationships between RESCOM and residents and amongst residents.

Margaret and Elaine Simons

Evergreen Lifestyle Village Muizenberg

Report on the Management Accounts for July 2021, to Rescom Meeting to be held on the 14<sup>th</sup> September 2021

**Income** continues as expected. Total income R 876,500 of which R 869,321 is levies received.

**Expenses** for the month were R1,171,780 that was R 63,450 over budget.

**Overall**, the deficit for the month is R 295,280 which is R 67,336 over budget

With the review of levies immanent I believe that Evergreen will begin to try to find ways to balance the budget, either by increasing the levies or cutting on expenditure.

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**Note** that the formatting of the monthly and year to date figures is still inconsistent.

**Expenditure highlights**

**Clubhouse expenses** were under budget by R 24,728 which is due mainly to R 18,870 budgeted for rent on gym equipment not having to be paid

**Village staff and admin** was over budget by R 15,819 due to salaries being R 39,545 over budget but helped by an excess Recovery on cleaning of R 13,686

**Common prop municipal utilities** were over budget by R 55,223 due to electricity being R 50,398 over budget.

**Maintenance** was over budget by R 40,848 due to expenditure on the Heat pump of R 24,417 for which there was no budget, generator costs R 9,048 over budget and insurance claim of R 57,285.

Hugh Till

September 9, 2021

**From:** Lydia Hirschmann <[lydia.hirschmann@telkomsa.net](mailto:lydia.hirschmann@telkomsa.net)>

**Sent:** Sunday, 12 September 2021 16:19

**To:** Kim Whitworth <[kimw@evergreenlifestyle.co.za](mailto:kimw@evergreenlifestyle.co.za)>

**Subject:** [EXTERNAL] REPORT ON THE VEGETABLE GARDEN

To Rescom

The Vegetable/Salad garden is coming along well. We are still adding seedlings and waiting for others to grow. To date we have had 2 harvests which included:

Spinach  
Rocket  
Lettuce  
Celery  
Radishes.

We are going to get seedlings for Basil, more Radishes and Thyme. Growing at present is Parsley, Spring onions, Mint and more lettuce, spinach and rocket.

We have some small plastic containers and we also have laminated labels. Generally the greens have been well received.

I requested Nigel to assist me and he has done very well. However, with the Summer coming and less rain, I am requesting that Nigel be given instructions from Management and Reception to allow him to come to me early in the morning for instruction for watering which needs to be done 3 times a week and with a hose pipe. Watering at mid-day is not correct. I need to have assistance for harvesting but unfortunately his work schedule needs to be amended to accommodate times.

I trust that I will continue with the project which I also enjoy.

Lydia Hirschmann