

RESCOM MEETING OF EVERGREEN LIFESTYLE VILLAGE MUIZENBERG

HELD ON TUESDAY 9 NOVEMBER 2021 AT 09H30

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| <u>PRESENT:</u> | 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 / Secretary) |
| | 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) |

| ITEM | NARRATIVE | ACTION / DEADLINE BY |
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| 1. | <u>WELCOME</u> The Chairman greeted all present and opened the meeting. | |
| 2. | <u>NOTICE OF MEETING</u> Notification sent by SMS on 3 November 2021. | |
| 3. | <u>APPROVAL OF MINUTES OF MEETINGS HELD ON 19 OCTOBER 2021</u> Minutes approved by DE and seconded by RvE. Signed by NW and DD. | |
| 4. | <u>APARTMENT BLOCK MAINTENANCE & SAFETY and SECURITY - Report by RvE</u> 1. New wash line received and ready for use. 2. Existing washing lines repaired . Stock on site to be able to repair when required and general maintenance will be done regularly 3. Window and hinges done . Ongoing maintenance will continue. 4. 3rd floor ceiling boards still missing – they were removed due to a leak next to the lift shaft. The repair has been completed as well as the second-floor balcony repairs. The boards will be replaced in due course. | DD/AP |

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| <p>5.</p> <p>6.</p> <p>7.</p> <p>8.</p> | <p>Metal strips on the floors were installed to cover gaps caused by expansion joints. There is a slight rise which has inconvenienced some wheelchair users. This will be further inspected.</p> <p>Pigeons / Starlings are becoming a nuisance within the basement and houses. Residents are requested to not feed the birds, as this obviously attracts nuisance birds and rodents.</p> <p>Third floor bubble area fan has been removed as it broke. A new fan will be purchased to match the existing one on the second floor.</p> <p>DD mentioned that a new scanning system has been implemented at the front gate. Overall, it is more accurate, everyone will be scanned in and out of the village; from contractors, to visitors to administration staff, etc. It will also assist in emergency situations as it will be known who is still in the village.</p> | <p>DD</p> |
| <p>5.</p> <p>1.</p> <p>2.</p> <p>3.</p> <p>4.</p> | <p><u>HEALTH CARE - Report by DE</u></p> <p>Exercises and art activities continue.</p> <p>No Covid-19 cases in the care centre or village.</p> <p>Dementia Support group continues.</p> <p>EH letter received from Managing Director regarding the medical aid. An 8-bed Acute facility has been approved (post hospitalisation).</p> | |
| | <p>Primary Health Care Clinic is now in the village Board Room. Appointments only. Residents to be visited in their homes.</p> <p>DEAR RESIDENTS: Your health and well-being and whereabouts are our daily concern.</p> <p>1. Please tell the office when you go to hospital or are away from the village overnight.</p> <p>2. If you have any problems with the Care Centre, please write directly to Sister Yolanda Wilson, with a copy to Derek Drew.</p> | <p>ALL RESIDENTS</p> |
| <p>6.</p> <p>1.</p> <p>2.</p> <p>3.</p> <p>4.</p> <p>5.</p> | <p><u>CATERING - Report by HT</u></p> <p>Tracy has been transferred to Evergreen Noordhoek.</p> <p>Boeredag held on Saturday, 6 November, was very successful. Other events coming up; Breakfast Special on Saturday 20 November and Beer & Burger evening (with Beer tasting) on Friday, 26 November.</p> <p>Year-end function has been set for 8 December with entertainment.</p> <p>Wine tasting with Gun Bay wines was successful.</p> <p>HT mentioned that the serving process with WPC has been changed to accommodate residents on a first come, first serve process.</p> | |

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| <p>7.</p> <p>1.</p> <p>2.</p> <p>3.</p> | <p><u>SOCIAL EVENTS & ACTIVITIES - Report by PS</u></p> <p>MZB vs Noordhoek Challenge has been arranged for Thursday, 18 November at MZB. 8-ball pool, Canasta, table tennis, Bridge and Rummikub teams to confirm.</p> <p>Aquarobics is offering new classes as each class can only accommodate 8 at a time. Line dancing would like to offer beginner classes from the new year at R50 per session.</p> <p>New Gym equipment working well. DE requested that the sanitizer spray bottles be lowered.</p> | |
| <p>8.</p> <p>1.</p> <p>2.</p> <p>3.</p> <p>4.</p> | <p><u>LANDSCAPING, GROUNDS DEVELOPMENT & WATER MANAGEMENT - Report by MO</u></p> <p>Gardeners to use safety gear when working with equipment.</p> <p>Vegetation on Prince George's Drive to be tidied up.</p> <p>Reports of noise coming from the open plot next to phase 3 (future service station). ADT and Law enforcement must be called via the Duty Manager on duty.</p> <p>No action yet on the overgrown vegetation on the service station plot. Has been logged with the various local authorities</p> | <p>DD</p> |
| <p>9.</p> <p>1.</p> <p>2.</p> | <p><u>VILLAGE MAINTENANCE & HOUSEKEEPING - Report by MO</u></p> <p>Some garage doors battery back-up not working; to be looked at when residents report so.</p> <p>DE reported that some of the boardwalk lights are not working at night.</p> | <p>AP</p> |
| <p>10.</p> <p>1.</p> <p>2.</p> <p>3.</p> <p>4.</p> <p>5.</p> | <p><u>FINANCE - Report by HT</u></p> <p>Overall month of September review; deficit under R10 000.</p> <p>Levy increase to reflect in the October month review.</p> <p>Expenses are below budget. New Gym equipment rental will only reflect on the October month review.</p> <p>Medical response fluctuates, staff allocations have come down. A better recovery for cleaning and transport.</p> <p>Electricity has been over budget for the last two months. City of Cape town has changed its charging process – it now charges on the peak rates.</p> | |
| <p>11.</p> | <p><u>LEGAL</u> N/A</p> | |

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| 12. | <u>RESIDENTS</u> Village occupancy - 303 Houses – 109 Apartments – 127 Occupants of Care Centre – 27 | |
| 13. | <u>COMMUNICATION - Derek Drew</u> 1. The next Muize News will be distributed at the end of November / early December (before Christmas). A reminder that we are always looking for contributions to the newsletter. 2. Employee of the month – nominations are welcome. Send your nominations to DD or KW with a description as to why. | |
| 14. | <u>GENERAL</u> 1. Letter received from Sue Wood regarding the Government Gazette. This is not a RESCOM matter. DD will respond directly to Sue Wood. 2. Letter received from Eloff & Shirley Olivier regarding the portioning of the BIG TV area – the idea behind this is to have some privacy for various functions / meetings, etc. but it will not a permanent fixture but mobile screens of sorts. This has not been finalised. DD will respond directly to the Eloff's | DD DD |
| 15. | <u>DATE OF NEXT MEETING</u> 14 December 2021 at 09h30 | |
| 16. | <u>CLOSURE</u> The Chairman closed the meeting at 11h05. | |

NEVILLE WOUDBERG
RESIDENTS COMMITTEE CHAIRMAN

DEREK DREW
VILLAGE MANAGER

Rescom portfolio holders and Residents to kindly submit reports and communications to Derek Drew by 12h00 (midday) on Thursday 9 December 2021.

Agenda will be issued on Friday 10 December 2021

SAFETY, SECURITY AND APARTMENT MAINTENANCE

THURSDAY NOV 4TH 2021

- Nothing to report at this time regarding Security
- New wash line for basement has been supplied
- Wash lines on ground floor have been fixed
- Update on progress with apartment windows, handles and hinges etc. Apart 324 [hinge](#).
- 3rd floor ceiling above reception lift on third floor remains open??

- No residents have come forward with individual complaints, maybe they are going straight to management.

Ray van Eyssen

HEALTHCARE REPORT FOR
RESCOM 9 NOVEMBER 2021

1. Exercises and Art activities continue to be enjoyed by residents as do the monthly birthday parties; the next party is on Thursday 25 November at 3pm and will be for the November and December birthdays; we won't have a party in December.
3. There are no Covid 19 cases in Care; residents are able to have pre-booked visits from loved ones. Two residents are receiving palliative care and visits by nearest family members have been approved.
4. The Dementia Support Group for people living with partners who have Dementia is proving to be very helpful for the people concerned. The sessions are held in private, are confidential and are held every 1st and 3rd Wednesday of the month at 3pm. The next session will be on Wednesday 17 November, anyone interested in taking part please contact Denise in Apartment 320.
5. Residents received a letter from Elize Porter, MD Evergreen Health updating us on ongoing negotiations with Discovery and a few other Medical Aids enabling members to claim for some services received from Evergreen Health.
6. Currently 27 residents in Care

DENISE ELKIN

EVERGREEN LIFESTYLE VILLAGE, MUIZENBERG

Catering Report to Rescom meeting to be held on 9th November 2021

Tracy who has served us with a great attitude for the last two years left us to go to Noordhoek, she will be sadly missed. We wish her all the best for her future. She had been replaced by a welcome return of Sheila Abrams.

Our first resident's braai held on the 16th Oct was attended by 28 residents, who all enjoyed a lovely evening. Our next Resident's braai is planned for the 13th November.

Two Saturday specials coming up both with live entertainment; Bore Dag Lunch on the 6th November with 'Fanie Le Roux en sy orkes' and on the 20th a Breakfast Special with 'Shades of Shadows'. Then on the 27th it is Burger and Bear tasting.

The date for the year end function has been set for the 8th Dec, more to follow. Watch this space!

The Bistro continues to provide very good meals and they are continually striving to improve the variety, by adding new items to the menu, and quality of the food. There has been a marked improvement in the level of service over the past few weeks.

It continues to be a great pleasure to work with the committee and the Bistro staff.

With thanks to Branwine and all the staff of the Bistro.

Hugh Till

November 4, 2021

From: Pat Swilling <patswilling@telkomsa.net>

Sent: Wednesday, 03 November 2021 18:25

To: Kim Whitworth <kimw@evergreenlifestyle.co.za>; Derek Drew <derekd@evergreenlifestyle.co.za>; Neville Woudberg <newwoud@mweb.co.za>

Subject: [EXTERNAL] Social activities report

Social Activities Report

Noordhoek Evergreen Challenge

The arrangements for the much anticipated Noordhoek Village Challenge are apace. We are awaiting numbers from Noordhoek Evergreen regarding the teams for Bridge, Canasta and Rummikub.

The table tennis and Pool teams are in place and practising is going ahead in earnest. As soon as we know the numbers, we will contact Management with a view to arranging refreshments.

Aquarobics

The Aquarobics class on a Monday morning now has 6 participants, which is all the pool can comfortably hold. If there are further applicants, a new class will be formed to accommodate them.

Line Dancing

The Line Dancing teacher, Shereen Bruinders is happy to start a new class for beginners on Thursdays at 11.00 – 12.00

Pat Swilling

Mike Odd

LANDSCAPING, GROUND DEVELOPMENT & WATER MANAGEMENT

1. The gardens and common areas remain in good shape through hard work from the gardeners.
2. The three no growth trees in phase 3 have been replaced.
3. Cutting back and clearing in progress at the boardwalk in preparation for planting which will give more colour and variation.
4. A request by a resident that the trees to the right of the boardwalk facing the main building be cut back and thinned out. If done care to be taken into account not to disturb wildlife in particular birds.
5. The common area to the right at the east side of the apartments needs tidying up and the lawn is in poor shape. Markus informed and being attended too.
6. The cutting back and clearing of thick vegetation in the service station development empty plot still needs attention.

BUILDING MAINTAINENCE – HOUSES

7. Irrigation issues in phase 3 appear to have been resolved and awaiting feedback from residents.
8. Inconveniently placed outside water taps at houses 91 to 98 now sorted.

Evergreen Lifestyle Village Muizenberg

Report on the Management Accounts for September 2021, to Rescom Meeting to be held on the 9th November, 2021

Overall, we showed a deficit of only R 9,881 for the month, our best performance to date by far. With expenditure R 164,071 below budget. If all the levy increases had been in place in September, we may have even showed a surplus.

Income

Levies R 11,159 below budget, due to levy increase for Sep delayed to Oct for some units.

Other income continues below budget due to over optimistic estimated budget

Expenses

Clubhouse expenses continues below budget; rent on gym equip will begin in Oct.

Medical response; slightly under budget

Village staff and admin; R 45,167 under budget due to reallocation of salaries, R 13,204 better recovery on transport and cleaning and R 6,578 saving on meter readings

Common Prop Utilities; over expenditure on Electricity due to the CoCT changing the tariff structure from average rate to peak rate.

Property rates; R 14,434 below budget, paid less than expected recovered more than expected

Security; R 12,228 under budget

Village maintenance; R 86,044 under budget for the month, R 167,155 for the year.

Is there anything we need to do before the end of the year that we can put under this budget?

Catering; only R 752 over budget, management fee budget has been increased.

Medical; on budget

Hugh Till

November 4th, 2021

Kim Whitworth

From: Sue Wood <suewood@data-recovery.co.za>
Sent: Wednesday, 03 November 2021 11:28
To: Derek Drew
Cc: 'Neville Woudberg'; Kim Whitworth
Subject: [EXTERNAL] GOVERNMENT GAZETTE VOL 676 22 OCTOBER 2021 FUTURE IMPACT
Attachments: 4-6050947357661467138 GOVERNMENT GAZETTE RE VACCINES.pdf
Importance: High

Dear Derek,

Please find attached an official copy of the Government Gazette referred to above, for your perusal.

Due to the extremely serious nature of the new legislation I believe it is important to be on the agenda for the next RESCOM meeting.

It is in the interests of all the Evergreen Villages /Amdec's future financial well being.

I draw your particular attention to Nota Bene on this document.

It may be in the interests of Evergreen and PG Wealth to seek solid legal opinion – due to this organization having implemented Mandatory vaccines for all their staff, forced with the threat of loss of employment.

The implications of this are that the employer will have to bear the costs of quantum damages in the case of serious side effects or death.

To say that you “jumped the gun” is a major understatement.

This outcome proves that this is no longer “conspiracy theories” but mainstream Government legislation, and a damning admission of the Government admitting by this, that there are serious side effects, short and long term health implications, death in some cases, and crippling medical bills, as a consequence of overzealous action in forcing the Covid “vaccination”.

Sincerely

Sue Wood 232



Virus-free: www.avq.com

House 17. Shirley and Eloff Olivier.

Dear Derek,

I have just read about the suggestion of changing our wonderful lounge area albeit with screens. Please May I enquire why we need something like this? The one thing that absolutely inspired me the first day I came to see Evergreen was the delightful spacious wonderful area that you have for Everyone and for events. Do we really want to take that away.

Are there so many members that want private parties etc? Does the number warrant all this extra expense.

Before covid I enjoyed quite a few events with my friends and we always sat near the TV and pianos which area is very quiet, and although we were quite noisy at times, no one ever seemed to mind, and although among them, we still had our own privacy. Members that congregated near the entrance never seemed to mind at all, unless they went behind our back which I cannot believe.

Please think of using another room or possible area somewhere else. There must be another solution to keep us all happy

Evergreen is a wonderful place and I am so happy to be here and although frail care and I don't always see eye to eye, I still wouldn't like to live anywhere else.

After this, I hope I am still welcome.

*Fond regards,
Shirley and Eloff.*