

**RESCOM MEETING OF EVERGREEN LIFESTYLE VILLAGE MUIZENBERG  
HELD ON TUESDAY 21 DECEMBER 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 / Secretary)
5. Mr Hugh Till	(HT) (Member)
6. Mr Mike Odd	(MO) (Member)
7. Mr Ray van Eyssen	(RvE) (Member)
8. Ms Pat Swilling	(PS) (Member)

ITEM	NARRATIVE	ACTION / DEADLINE BY
1.	<b><u>WELCOME &amp; APOLOGIES</u></b>  The <b>Chairman</b> greeted all present and opened the meeting. No apologies.	
2.	<b><u>NOTICE OF MEETING</u></b>  Notification sent by SMS on 14 December 2021.	
3.	<b><u>PREVIOUS MINUTES OF MEETING HELD ON 9 NOVEMBER 2021</u></b>  1. <b>Point 4.5 Metal strips</b> Residents seem to be getting used to it  2. <b>Point 4.6 Starlings / Pigeons</b> They are still nesting in the basement – they will need to be removed  3. <b>Point 4.7 Third floor bubble</b> Fan has been purchased and placed in the area; DE confirms that it seems to be working well.  <b>Point 8.1 Landscaping safety equipment</b> – this has been issued.	
4.	<b><u>APPROVAL OF MINUTES OF MEETINGS HELD ON 9 NOVEMBER 2021</u></b>  Minutes approved by DE and seconded by RvE. Signed by NW and DD.	

<p>5.</p> <p>1.</p>	<p><b><u>FEEDBACK FROM MANCOM MEETING HELD ON 9 DECEMBER 2021</u></b></p> <p><b>Apartment hot water charges</b> are currently a large operational expense that all residents are paying for, including those in the houses. However, this should be covered by the Apartment residents who physically use the hot water system.</p> <p>From <b>1 March 2022 the heating of the hot water will be charged to the Apartment residents</b>; reflecting on the monthly Motla water.</p> <p>A <b>letter was sent</b> to all the apartment residents on <b>17 December 2021</b>.</p> <p>It was mentioned that if residents are going to be charged for their hot water, then the <b>inconsistency of the hot water</b> must be resolved. It was reported that some apartments are still experiencing problems with their hot water – this must be reported to the office in order for it to <b>be investigated</b>.</p> <p>More information will be communicated in due course.</p>	<p>DD</p>
<p>6.</p> <p>1.</p> <p>2.</p>	<p><b><u>APARTMENT BLOCK MAINTENANCE &amp; SAFETY and SECURITY - Report by RvE</u></b></p> <p>A <b>new security officer</b> has been placed at our village, Mr Frank Williams.</p> <p>Handles &amp; Windows – All the urgent ones have been completed. There are currently 55 that need to be done for the <b>on-going preventative maintenance</b>.</p>	
<p>7.</p> <p>1.</p> <p>2.</p> <p>3.</p> <p>4.</p> <p>5.</p> <p>6.</p>	<p><b><u>HEALTH CARE - Report by DE</u></b></p> <p><b>All activities</b> have been put <b>on hold</b> until the new year.</p> <p>There is currently one Covid-19 case in the care centre – resident doing well under the circumstances.</p> <p><b>The Dementia Support Group</b> has stopped for the year, and <b>will restart in the new year</b>, dates to be communicated.</p> <p>Eight Sub-Acute beds been approved.</p> <p>Letters regarding the <b>Covid-19 Booster vaccinations</b> were sent out by both Garry Reed &amp; Elize Porter.</p> <p>The <b>immunocompromised residents are eligible</b> for the Booster vaccine provided it has been confirmed by their GP. For all other residents the same procedure will follow as we did before. Residents will be notified when it will commence; possibly February 2022.</p> <p>Letter from Jim Raubenheimer (JR) requesting clarification on the Booster vaccination – NW to respond directly to JR.</p> <p>There are currently nine Covid-19 cases within the village.</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> 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>
<p>8.</p> <p>1.</p> <p>2.</p>	<p><b><u>CATERING - Report by HT</u></b></p> <p>A decision regarding going ahead with the New Year's Eve braai and other functions will be decided closer to the time of each function.</p> <p>WPC have three positive Covid-19 cases – all doing really well and returning to work within the week.</p>	
<p>9.</p> <p>1.</p> <p>2.</p> <p>3.</p>	<p><b><u>SOCIAL EVENTS &amp; ACTIVITIES – Report by PS</u></b></p> <p>The Noordhoek / MZB Challenge was a success; lots of fun and enjoyment had by all. Plan to do it again next year at Noordhoek.</p> <p>Letter from Jenna Monk suggesting <b>one / two dinners a month</b> allowing house &amp; apartment residents to mingle. HT reminded everyone that a monthly <b>Residents braai is held</b>, allowing residents socialise. This request will be discussed further at the next Catering meeting in January 2022.</p> <p>Letter received from Janice Behr (and others) requesting non-meat meals (vegan / vegetarian) for the Bistro menu. This request has been given to the caterers, WPC and meal items will be implemented where possible.</p>	
<p>10.</p> <p>1.</p> <p>2.</p>	<p><b><u>LANDSCAPING, GROUNDS DEVELOPMENT &amp; WATER MANAGEMENT - Report by MO</u></b></p> <p>MO suggested an <b>Open Garden Day</b> once / twice per year. Any resident who would like to show off their hard work can do so. This will be discussed in the new year.</p> <p>Letter from Marlene Burt – <b>overgrown vegetation</b>. Markus of Whitecliffs will inspect and if necessary, cut back.</p>	
<p>11.</p> <p>1.</p> <p>2.</p> <p>3.</p>	<p><b><u>VILLAGE MAINTENANCE &amp; HOUSEKEEPING - Report by MO</u></b></p> <p>MO reported that some houses in Ph3 are <b>experiencing noises in the roof from the plastic insulation</b>. DD advised that in the past this had been attended to, no new reports have been received. Residents to please report.</p> <p><b>Benches</b> in the Secret Garden need <b>some</b> attention.</p> <p><b>Boundary wall</b> along Prince George's Drive is still to be <b>painted</b>.</p>	<p><b>DD</b></p> <p><b>DD</b></p>

<p>12.</p>	<p><b><u>FINANCE - Report by HT</u></b></p> <ol style="list-style-type: none"> <li>1. October Management accounts reflect a deficit of R9800 and our expenses are below budget.</li> <li>2. General maintenance reflects two garage doors replacement as an expense; however, this must be moved over to the Property company.</li> <li>3. Electricity charges have been restructured by the COCT, where they now charge it at peak rates.</li> <li>4. HT mentioned that Evergreens five-year budget plan reflects a 6% increase annually.</li> <li>5. Thank you to every resident who was able to contribute towards the staff <b>gratuities</b>; a total of R33 390.00 was received. It was distributed amongst all staff who directly deal with residents, excluding management.</li> <li>6. Feedback from the Mancom meeting: Financial management has been restructured; each of the Evergreen subsidiaries has a Finance Manager. This will allow them to focus more on their portfolios.</li> </ol>	
<p>13.</p>	<p><b><u>RESIDENTS</u></b></p> <p>Village occupancy - 303 Houses – 148 Apartments – 155 Occupants of Care Centre – 27</p>	
<p>14.</p>	<p><b><u>COMMUNICATION - Derek Drew</u></b></p> <ol style="list-style-type: none"> <li>1. Excellent edition of the <b>Muize News</b> was issued recently. Well done to Grizéll Luxton for all her hard work.</li> <li>2. Congratulations to the November <b>Employees of the Month</b>; it was a joint effort this time round, awarded to our gardeners, Wonderful, Yassin and Innocent. Nominations are welcome; kindly send to the office.</li> </ol>	
<p>15.</p>	<p><b><u>GENERAL</u></b></p> <ol style="list-style-type: none"> <li>1. <b>Partitioning / Enclosing</b> an area in the Bistro for private functions was discussed at the Mancom meeting. A few options were suggested; HT will do some more research in the new year.</li> <li>2. <b>Enclosing the deck area</b> was also mentioned at the Mancom meeting and this too will require more research. This is a long-term project.</li> <li>3. Should any resident have any <b>hazardous / medical waste</b> to dispose of, such as needles, nappies, bandages, etc, the <b>Care Centre</b> have the required <b>RED bags</b> available at R5 each and they will dispose for you at a cost of R25 per kg. For further information you may contact the Care Centre for more information.</li> </ol>	<p style="text-align: center;"><b>HT</b></p> <p style="text-align: center;"><b>RESCOM</b></p>

16.	<b><u>DATE OF NEXT MEETING</u></b> Tuesday 8 February 2022 at 09h30.	
17.	<b><u>CLOSURE</u></b> The Chairman closed the meeting at 11h05.	

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**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 3 February 2022**

**Agenda will be issued on Friday 4 February 2022**

## SAFETY, SECURITY AND APARTMENT MAINTENANCE

THURSDAY DEC 9<sup>TH</sup> 2021

- Nothing to report at this time regarding Security
- Update on progress with apartment windows, handles and hinges etc.
- No residents have come forward with individual complaints, maybe they are going straight to management.
- Feedback from Mancom on partitioning for TV area?

HEALTHCARE REPORT FOR  
RESCOM 14 DECEMBER 2021

1. Exercises and Art activities as well as Birthday Parties have ceased for the year and will resume in January 2022.
2. There is 1 Covid 19 case in the Care Centre, they are therefore in lockdown.
3. 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 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of the month at 3pm. The last session for 2021 will be on Wednesday 15 December and will resume in January 2022, anyone interested in taking part please contact Denise Elkin in Apartment 320.
4. 8 Sub Acute beds have been approved for our Care Centre meaning that certain medical aids will cover the cost of the member's stay.
5. An e-mail regarding details of Booster Covid 19 Vaccinations for immunocompromised residents was recently sent to all residents. Booster vaccines will be available at Evergreen and administered using the same procedure as previous vaccinations, 6 months after the second vaccination – mid January to February
6. Currently 26 residents in Care

EVERGREEN LIFESTYLE VILLAGE, MUIZENBERG

Catering Report to Rescom meeting to be held on 14<sup>th</sup> December 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 second resident's braai was held on the 13<sup>th</sup> November was attended by 20 residents. We are planning to have the next one on New Years Eve and it has generated a lot of interest in the village.

The Bore Dag Lunch on the 6<sup>th</sup> November with 'Fanie Le Roux en sy orkes', the breakfast special on the 20<sup>th</sup> with 'Shades of Shadows' and the Burger and Bear tasting on the 27<sup>th</sup> all went off well.

The yearend function held on the 8th Dec, was a rip-roaring success. 145 residents attending and many enjoying themselves on the dance floor. A big word of thanks to Branwine and her team for a fabulous evening.

Things to look forward to, Christmas lunch, and a bubbly brunch on New Years Eve.

The Bistro continues to provide very good meals and they are continually striving to improve the quality of food, and the service.

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

December 9, 2021



## SOCIAL ACTIVITIES REPORT DECEMBER 2021

Noordhoek/Muizenberg Evergreen Challenge:

I am very happy to report that the Noordhoek/Muizenberg Evergreen Challenge took pace without a hitch.

A full complement of 8 Pool players, 6 Table Tennis players and similar numbers of Canasta and Rummikub players descended on Evergreen Muizenberg on the afternoon of Thursday 18th November, 2021.

The games commenced in earnest, and there was a pleasant air of quiet competitiveness as rules were being sorted out and agreed upon.

As far as the table tennis teams were concerned, Muizenberg Evergreen fared so much better than last year when we were walloped. It was wonderful to see how the twice weekly regular practices that we had been having, had paid off with positive results, even though Noordhoek scored more wins than we did.

The guys playing Pool enjoyed their competition, and resuming old acquaintances, with Muizenberg Evergreen the victors, and likewise the Canasta and Rummikub teams

The Muizenberg Bridge team had withdrawn earlier from the Challenge.

The Noordhoek teams had their Village Manager accompany them to play table tennis, so Derek was persuaded to do likewise, and great fun was had by all.

The Bistro excelled themselves in providing refreshments for us all. The men playing Pool had beers and cold drinks and delicious snacks, while the Table Tennis players had cold drinks and snacks in the Gym. The Canasta and Rummikub folk were served tea and coffee and sandwiches, and later Derek provided them with red and white wine, which was the cherry on top for the afternoon.

There was such a warm and friendly atmosphere and everyone declared how much they'd enjoyed the afternoon. Each team expressed the hope that a return match would eventuate in 2022. From a Whatsapp received from Noordhoek, "It was great and most enjoyable playing with you all. We really appreciate Muizenberg Evergreen going the extra mile in making the event so special". A special afternoon indeed where comraderie was the order of the day!

Evergreen Choir:

Unfortunately, Merryl Preston, who had undertaken to take over the choir proceedings, was unable to fulfil her promise due to ill health.

However, she still proposes having Christmas Carols sung on Friday 17th December at 6.30 pm. She has an accompanist who will assist her with the Carols, which will be in the form of a sing –along this year. She is hopeful that 2022 brings her better health, when she will endeavour to send notices round asking for singing voices to join the choir!

PAT SWILLING

Mike Odd

**LANDSCAPING, GROUND DEVELOPMENT & WATER MANAGEMENT**

- Wonderful and his team continue to do a good job with keeping the gardens tidy which is made difficult with the strong seasonal winds.
- The boardwalk in the garden area is coming along nicely with clearing and re-planting.
- Cutting back and thinning out of the trees to the right of the boardwalk facing the main building still needs to be attended too.
- The common area to the right at the east side of the apartments has been tidied up including some newly laid lawn.
- Vegetation at the service station empty plot has been cleared....thank you.
- Now we need to be aware of growing thick vegetation along the boundary wall in Prince George Drive.
- Are there any further developments with the proposed gazebo at the house end of the boardwalk?
- Can we consider having an open garden day say twice a year which will give an opportunity for residents to meet each other.

**BUILDING MAINTAINEDNCE – HOUSES**

- Some houses in phase 3 suffer from what sounds like plastic sheeting in the roof flapping around noisily in the wind which is especially annoying at night. Need to establish how many houses are affected.
- The manhole cover in the road outside house 104 has a loud clang when driven over by a vehicle (including my bike). Should be easy to fix with a small wedge.

## Evergreen Lifestyle Village Muizenberg

Report on the Management Accounts for October 2021, to Rescom Meeting to be held on the 14<sup>th</sup> December, 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 Rent on gym equip in, no window cleaning expense, R 19,621 under budget.

Medical response; slightly under budget

Village staff and admin; R 31,761 under budget due savings on Salaries, staff uniforms and meter reading, better recovery on cleaning. Account cluttered with irrelevant lines.

Common Prop Utilities; over budget by R 25,628 due to electricity change of tariff structure and water.

Property rates; R 15,839 below budget, paid less than expected recovered more than expected

Security; R 8,995 under budget

Village maintenance; R 5,470 under budget for the month, R 172,646 for the year.

General non-recoverable over budget by R 24,184. Replacement of two garage doors which should be for property owner, and two lots of hinges purchased this month.

Catering; only R 2,754 over budget.

Medical; on budget

Hugh Till

December 6<sup>th</sup>, 2021

## Kim Whitworth

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**From:** Jenna Monk <trinidad@polka.co.za>  
**Sent:** Saturday, 11 December 2021 13:40  
**To:** 'Hugh Till'  
**Cc:** Kim Whitworth  
**Subject:** [EXTERNAL] social evening dinner get togethers

Hi Hugh

Re our telephone conversation....the folk in Phase 3 have asked if we could have a 7pm-ish evening dinner in the Bistro 1 x a month or 2 months to mingle with apartment folk as a social.  
Please can this be put forward as an idea at the next RESCON meeting

Regards

Jenna

**Jenna Monk**

**0825574498**

*"What day is it?" asked Pooh.*

*"It's today," squeaked Piglet.*

*My favorite day," said Pooh." – A.A. Milne*

## Kim Whitworth

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**From:** Jim Raubenheimer <jimyrt@xsinet.co.za>  
**Sent:** Thursday, 09 December 2021 10:17  
**To:** Kim Whitworth  
**Subject:** [EXTERNAL] Rescom Meeting December 14 2021 - Covid.

Mr. Chairman,

I am confused by the recent circular message received from Gary Reed regarding the need for booster injections, wherein he states that residents must approach their medical advisors "if they feel their immune systems are compromised". Who knows what this means. World experience shows that the effectiveness of any of the vaccines used against Covid wanes within six months of receiving the vaccine, and it is therefore essential to have a booster injection within that six months. The US, UK, Australia et al have now reduced the six month gap to three/four months. At the time I received my vaccination, I understood from the medical personnel and Evergreen staff that in six months I would have to have a booster. Mr. Reed's letter would seem to indicate that this is not so.

Please clarify this issue.

Sincerely,

James Raubenheimer. House 50 Muizenberg.

## C W & M W Burt

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31 October 2021

Apartment 240

Muizenberg

Rescom Managemt.

I refer to my chat we had with the Gentleman who is in charge of the gardens.

My query is about the state of the garden in the centre of the walkway. The bushes have become very overgrown. Perhaps a chainsaw would be a good idea to tidy up the huge trees which hide a lot of the garden space. The trees on the West side have become far too huge in proportion to the space in the middle. I invite someone to come up to our apartment for me to explain what I mean.

We have been here for 13 years. In No.27 from 2008 and then relocated to the apartment when the North Block was completed. So we have been able to watch the changes as they have occurred. We have a lovely space on the second floor landing where we were able to move our pot plants. An area which I tend very lovingly..

The last letter I wrote to the committee was in November 2020, and the trees etc have got even more overgrown since then.

I thank you in anticipation

Yours truly

Marlene Burt



8 December 2021

Request from residents who prefer non meat meals.

We would greatly appreciate The Boardwalk Bistro serving vegan and dairy free vegetarian meals twice a month.

Presently these type of meals are missing from the menus.

Quiches which are occasionally on the menu, are not dairy free and usually include bacon.

The internet is an excellent source of many tasty, easy to prepare and imaginative recipes for vegan food.

Open Kitchen	House 91
Billie Wood	House 102
E. Dany Hurskott	House 63
Wouter van Warmelo	House 24
Judy van Warmelo	House 24
Sanick (Behr)	House 90