

Evergreen Lifestyle Village, Muizenberg.

Dear fellow residents

Following meetings with Garry Reed at Mancom and a Budget meeting held on Monday 11<sup>th</sup> April and Rescom meeting on Tuesday, we pass on to you the proposals presented to us.

Our village has been running at a deficit since inception and management has decided the time has come to tackle that thorny issue.

There is no intention of recovering the historical deficit, but we need to work towards a balanced budget in the future.

We have been asked to agree to change the annual levy cycle from a cycle beginning on the 1<sup>st</sup> September and ending 31<sup>st</sup> August to a cycle beginning on the 1<sup>st</sup> March and ending on the end of Feb of every year. This will require a change to our Life Right Agreements, either individually signed or a resolution at our AGM. This would bring it into line with the financial year.

There would be no levy increase in September this year which would be delayed to 1<sup>st</sup> March 2023.

Their budget assumptions & methodology and budget are set out in the attached documents.

This would require us to meet the cost of the catering and clinic services we have available to us.

The cost of these services could be moderated by the adjustment of the level or duration of these services as decided by us the residents. The details will need to be worked out.

It is important to note that none of the Evergreen Lifestyle Villages staff, from highest to lowest, has had an increase for the last three years.

To facilitate an open discussion to be able to present a unified and combined response to the proposals we plan to hold a Residents General Meeting on Monday 25<sup>th</sup> April at 3pm which you are all encouraged to attend.

The AGM is planned for the end of May (with no date set as yet) in order for all decisions to be ratified.

To help establish an acceptable level of service will you please fill in the questionnaire below and return it by email to any of the Rescom members or to Kim at the office, or on paper to reception. Copies will be available at reception.

Copies of the monthly management accounts are available on request.

Evergreen Lifestyle Muizenberg

Rescom

Neville Woudberg, Denise Elkin, Hugh Till, Michael Odd, Pat Swilling, Ray van Eyssen

18<sup>th</sup> April 2022