

RESCOM EVERGREEN MUIZENBERG

MINUTES OF THE RESCOM MEETING at 14h00 on 14 JUNE 2022

PRESENT

RESCOM

OK Owen Kinahan

SW Sue Wood

AB Anne Blignaut

HT Hugh Till

EF Ed Fletcher

MO Mike Odd

MANAGEMENT (for part of the meeting)

KW Kim Whitworth

DD Derek Drew

MINUTES SECRETARY

Michelle Jones-Phillipson

ITEM	NARRATIVE	ACTION
1	OK thanked KW for distributing previous meeting minutes.	
2	Extractor fan – ground floor to be done next week. Second floor next month. SW asked DD to check her extractor fan.	DD
3	Security and rise of crime to be highlighted to staff and residents. Staff have been harassed en-route to work at Cemetery. MO to make contact with a senior SAP Through SPF- Geoff Fox.	MO
4	Report on open meeting on health issues. OK thanked HT. DD has sent the presentation by Elise to all residents. Health care explained they have approval from Discovery and are negotiating with other medical aids as a registered sub-acute and step-down facility. HT stressed that residents need to understand their own individual medical aid and cover plan. Residents without medical aid will be charged private rates. Refer to Elize circular. Rescom discussions on progress re “clinic” services. In the interim the health care centre will attend to emergencies etc. There is currently a village nurse.	HT/AB

	Residents need to press the red button at any time on the telecare for their first response to any medical assistance.	
5	Insurance and head office expenses. DD/HT/OK/SW to meet to discuss. This item to be revisited at the next meeting.	HT/SW/OK/DD
6	SW queried number of arrears levies and outstanding levies on empty units. DD to provide latest residents stats. HT requested that Head Office contribution to unpaid levies be itemised at the top of the income statement.	DD
7	Bistro HT/DD feedback Negotiations with other catering suppliers are in progress. EF has noted that there has been a marked improvement in the supply of goods and services. EF complimented the Bistro service. SW enquired how the village is reimbursed for meals supplied to frail care. Evergreen village get an allocation from meals serve to frail care residents. It was requested that the frozen meals and soup be advertised by the Bistro. The Bistro is to check that their Bulletin TV is functional. Residents' monthly braai is scheduled for 25 June at 6 pm.	SW/HT
8	Inter village challenge – See report from Pat Swilling OK suggested an in-house quiz challenge. Leslie de Wet to be approached for help. Choir will begin on 1 August. A thanks from Meryl Preston. Village walk to be done every 3 months. The Social Committee to organise for end August. Open gardens. It was explained that it is open garden and each resident is free to show if they are keen. Jenna/OK to follow up and report at next meeting. OK raised the point that the resident gardeners are doing private work for residents. Circular to be sent out by DD reminding both residents and gardeners about private work including car washing. MO requested that the gardeners' duties be strictly spelt out and shared with the residents and gardeners. DD to reissue this instruction. Additional time needs to be booked at reception.	OK/SW/DD DD MO
9	Feedback re the telephone list of adding cell phone numbers to list – KW is following up per request from Pat Swilling.	KW
10	General cleaning. A request is made for the outside of the village to be cleaned regularly. MacD is responsible for sweeping throughout the village.	DD
11	EF – phase 3 have never seen the irrigation work in the past 16 months since ??	EF

	<p>EF requested that the sprinklers be fixed at his home. 4.40 is the time for EF – to follow up with maintenance, Aashiq</p> <p>The sprinklers are left to run during the rain.</p> <p>The harvested water which is stored underground is used for the sprinklers.</p>	
12	<p>EF has a damp problem which DD is to address. Outside West wall and garage wall is still damp. Inside damp is repaired.</p>	DD
13	<p>Recycling must be made easy for residents for their buy-in.</p> <p>Recycling of plastic and wet waste. Wet waste to be kept separate. Recyclables separate and cleaned. Balance separated for landfill. MO/EK to revisit the system.</p> <p>Michael is our contractor who comes twice a week to collect recyclables only. Disinfection of bin area. DD done.</p>	MO/EK
14	<p>Lighting of the walking ramp – there is insufficient lighting on the corner, globe not working. Mfundo to inspect with Erik Kiderlen (EK) and report to DD.</p>	DD/EK
15	<p>Enforcement of poop scoop. OK sample signs to DD. Leash rules. DD to remind all villagers.</p>	DD/OK
16	<p>Smoking in apartments is a personal permissible choice.</p>	
17	<p>Fire drills. A fire drill is required. DD has planned a fire drill for the apartment block on one day and the village houses on another. DD will look at the suggestion that the fire marshals be supplied with small fire extinguishers. More volunteers for fire marshals are requested, please volunteer.</p>	DD/KW
18	<p>MO enquired about the proposed Caltex service station next door. DD said that there was no feedback.</p> <p>MO asked about mice/rat issues. There are rodent bait boxes which are serviced regularly. No problem.</p> <p>Mfundo is being transferred to Bergvliet. DD explained that he is being replaced by Siviwe who came from Diep River. Mfundo has been nominated as “Employee of the month”. OK compile a letter of thanks from Rescom. OW/SW</p>	
19	<p>Golf cart has to be charged daily. Only motor car licensed drivers are allowed to drive it. It will be operational from Wednesday 15 June.</p>	KW
20	<p>Other matters arising:</p>	DD/HT/OK

	The issue of life right addendum to be discussed at the next meeting.	
21	Acquisition of 10 x freestanding acoustic screens for smaller meetings in the Bistro. The invoice has been given to Garry with the request that EPI pays for them as we have no function room at Muizenberg. We await a response from Garry. This should be raised at the next Mancom meeting	
22	Rescom does have an input into the employer of the month.	HT
23	MO to address various security staff issues. Security is checking contractors entering and leaving the premises.	MO
24	Rescom thanks Brenda Wadsworth and friends for their offer of fresh flowers for the Bistro area. AB has sadly had to step down as a Rescom member due to personal demands but will the assist new member pending agreement. HT explained that Rescom can co-opt a new member to replace AB.	
25	A resident has demanded to attend the Rescom meeting as an observer. Rescom agreed not to support this.	

63 Evergreen

Muizenberg

11 June 2022

To: RESCOM - for discussion please at meeting on 14 June 2022

Building and Liability insurances over property at Evergreen, Muizenberg


Attached is a copy of my e.mail to Garry, with cc to Derek, dated 04 June 2022, together with copy of Garry's reply dated 06 June 2022.

In my opinion, Garry's reply is completely incorrect. I cannot find any clause in the LRA that gives the property owners the right to delegate insurances to the residents. As I have said in my e.mail, it is absolutely unheard of for property owners to charge tenants/residents for this insurance which is definitely the liability of property owners. The 0% increase stated by Garry is nothing whatsoever to do with insurances.

I am extremely concerned on this matter as it unfairly affects all residents of Evergreen.

After you have discussed this matter at Rescom, would you kindly give me feedback.

With thanks.



Audrey Marshall at H.63

TO RESCOM COMMITTEE, 14 JUNE.

FROM BRENDA WADSWORTH. A 214

RE:- FRESH FLOWERS! -

NOTICE TO RESIDENTS

Further to my discussion. with SUE.

Have canvassed approx. 12 RESIDENTS.

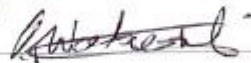
all amenable to contributing R5

per month to a supply of fresh flowers
for Lifestyle Centre.

Perhaps you can discuss this as
to feasibility.

We need to brighten up our surroundings
and create a more pleasant sitting
area to relax in.

Thank you.



FLOWERS FOR AFRICA WILL DELIVER

NOORDHOEK/MUIZENBERG EVERGREEN ANNUAL CHALLENGE

On June 7th, 27 Muizenberg Evergreen residents descended upon Noordhoek for the Annual Challenge. There were 6 Canasta players, 6 Pool players, 6 Bridge, 2 Rummikub and 7 Table Tennis players.

Everybody enjoyed the afternoon, which included a generous and delicious tea. The Muizenberg Evergreen Canasta and Bridge teams won overall, the Pool team drew and Rummikub lost. The Table Tennis team won after being soundly beaten two years ago when we were last at Noordhoek.

Pat Swilling