

**EVERGREEN MUIZENBERG RESCOM
MEETING HELD IN THE BOARDROOM ON 28th FEBRUARY 2023
AT 09H30**

PRESENT

SW Sue Wood **Chairlady**
HT Hugh Till **Vice Chairman**
EF Ed Fletcher
EK Erik Kiderlen
SC Soz Christie
AG Alice Grant
KW Kim Whitworth **Assistant Village Manager**
DD Derek Drew **Village Manager**
Secretary: **Michelle Jones-Phillipson**

ITEM	NARRATIVE	ACTION
1	SW thanked OK for all he did for us during his tenor as Chairman.	
2	Past minutes were accepted by Hugh Till.	
3	<p>HT feedback on Mancom meeting. The minutes have not been distributed yet. Changes to the change of Chair and vice chair of the Rescom committee.</p> <p>Entertainment levy - establishment of an entertainment sub-committee. Garry was positive about this. Other villages have a bar which generates income for the entertainment committee.</p> <p>Dementia issues. Garry explained the medical records of the villages and it was passed by doctors' reports. Garry is to try and organise recommended service providers for installation of invertors.</p> <p>Refurbishing – long term maintenance – there is provision for that by owners.</p> <p>Maintenance and garden - after our vehicle accident damaging our external wall, it was repaired within one day.</p> <p>Security expert is employed by Amdec and he is available at no charge for any village to give good advice re security.</p> <p>Finance – load shedding creating expenses re diesel.</p> <p>Long term maintenance. Budget for 23/24 proposal gone through to board.</p>	<p>DD KW GR</p>

	<p>Comments from Eric was to ensure that pressures and flows must be quoted for in the irrigation quote.</p> <p>Phase 3 internal phones work on fibre, not during loadshedding, residents have offices and managers personal numbers to call via mobile during this time.</p> <p>Cameras, security fence and rest of village internal telephones work during loadshedding by means of the generator.</p>	
4	<p>Matters arising re past minutes:</p> <p>House rules circular has been distributed. Rescom Post box is been used.</p> <p>Financials – long term maintenance Maintenance – carpet tiles – a matching tile cannot be sourced therefore the whole area has to be replaced. Quote received for all tiles removed and screeded. DD to follow up with Head office.</p> <p>Maintenance crew arriving without tools – addressed.</p> <p>Irrigation – quote and second quote waiting to come in.</p> <p>The Bin Room – it is being kept clean. The flies remain a problem. EK – maintenance log – Patrick has a record. Temperature is taken at 2 am every morning. Cold showers are to be reported to management by residents. Power outages do/can result in cold water.</p>	<p>DD KW AP PM</p>
5	<p>NAME BADGES</p> <p>Soz noted that we are still waiting for name badges for general staff and security. Management is following up with these. Each service provider is to provide their staff with name badges Name Badges to be worn by all staff on duty at all times .</p>	<p>DD KW</p>
6	<p>DRIVING IN THE VILLAGE</p> <p>Residents walking dogs request that drivers must please slow down and obey the traffic signs and speed limit in the village – 20km per hour The driveway leading to the underground parking is very narrow and dangerous, caution and be aware of pedestrians. DD to talk to drivers of vehicles driving too fast in the village.</p> <p>Refuse Bins on the corner outside the gate's limits drivers' vision when exiting the village onto Sunrise Boulevard.</p>	<p>DD</p>
7	<p>FORMATION OF ENTERTAINMENT SUB COMMITTEE</p> <p>Lydia Hirschmann is Chairlady – subcommittee proposed by SW and accepted by SC Other members are: Michelle Jones-Phillipson, Meg Wilkinson and Vivienne Bezuidenhout Maureen Segers to contact Lydia to discuss assisting new comers to the village in addition to the monthly "Chit Chat".</p>	

	New residents – add a one-pager information sheet for important information such as self-service laundry. SW to work on this list	SW KW
8	Library report – SW noted the library is coming along very well. SW thanked all. A request for a raffle to help generate funds and DD to consider donating towards buying new books. SW to talk to Lydia. Book Club to help get discount for buying books.	LH DD
9	Maintenance feedback from EK. Geysers do burst due to wear and tear. DD gave feedback that every geyser and solar installation is being checked in the village. Power Optimal are the company appointed to do this check,	DD
10	<p>GARDEN SERVICES</p> <p>Toni Joubert to be visited by Markus on Friday 3rd March re her letter about the poor state of the gardens and the Garden Service. Residents wanting lawn cut or the common verge area done reception. AG had highlighted the need for the branches to be trimmed which are hanging over the boardwalk. Noted that the dense growth over the stream is the home to the many species of birds, is not a forest and does not require trimming back as the foliage does not encroach on the boardwalk</p> <p>PROBLEMS CAUSED BY THE FEEDING OF PIGEONS</p> <p>EF and other residents are experiencing problems with pigeon droppings on their awnings, walls, etc Letter from a resident echoing complaints re feeding of the pigeons and mice infestation as a result. Pest control is pointless while residents persist in feeding the birds. Reminders regarding requesting residents to stop the feeding of pigeons. DD to speak to the residents who continue to feed the pigeons to enforce the rule of not feeding of pigeons. A22 has pigeon droppings on their patio and on the Jo-Jo tank.</p>	DD EF TJ
11	Load shedding causes sewerage smells in apartments – to be investigated The water hammer in the pipes in the village has been resolved	
12	<p>Refer to financial report. Small deficit in December. Property rates fluctuation. Utilities - high electricity consumption December because of reading period. Security intrusion tests executed quarterly with costs. Recovery from laundry queried. This is now removed. 2 x burst geysers insurance costs. Generator costs. Awaiting new budget. Water condensation in diesel for generator to be checked by EF. EF will email DD to explain the need to check this to prevent bacteria forming in the diesel for the generator to prevent long term damage</p> <p>SECURITY – DD suggested that Soz to join the CPF and to contact Captain Knapp urgently</p>	HT DD EF PM SC DD

	<p>Mr Basson, Operations Manager from Grinnell Security to be invited to address the residents. SC to suggest a topic for Mr Basson to talk to residents.</p> <p>THE BISTRO AND FEDICS</p> <p>Additional Bistro information to be distributed within the next week. Refreshment and beverage prices to be discussed at next Catering Committee meeting 14 March.</p> <p>TRAFFIC CALMING SUNRISE BOULEVARD</p> <p>No petition has been drawn up for traffic calming. SW is going to draw it up and get Evergreen to support. Then to approach all the other villages in Sunrise Boulevard to support a request for traffic calming. Sunrise Boulevard is a municipal road. DD to forward the letters from Cllr. Marr to SW.</p>	
	<p>Next meeting is on Tuesday 28 March 2023 at 09h30.</p>	
	<p>Meeting adjourned at 10h51</p>	