

20/06/2023

**GARDEN UPDATE.  
EDWARD FLETCHER**

**GENERAL.**

Nothing specific relating to the gardens to report.

Benches at Phase 3 and the secret garden have been cleaned. It is presumed that the one opposite cottage 19 in Phase 1 will follow suit.

Dog droppings persist around the entrance to Phase 3. Dog owners to be reminded again of their responsibility to pick up their dogs droppings.

It may be due to winter but there has been a marked decrease in the number of pigeons in the area.

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Evergreen Lifestyle Village Muizenberg.

Financial Report for RESCOM meeting on 25<sup>th</sup> July 2023.

The Quarter One report showed; income was over budget by R37,213, expenses under budget by R15,862, (when adjusted for property rates) Nett surplus of R5,146, as compared to a budgeted deficit R36,857

Interim June figures show an income over budget by R12,131, and expenses under budget by R26,588, Nett surplus of R69,572.

The average monthly figures from March to June 2023 are shown below. Showing an average monthly surplus of R18,680.

#### Financial summary of Average monthly Income and Expenses

For March to June 2023

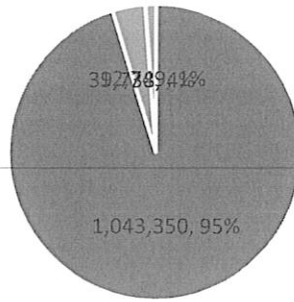
Budget

INCOME	% of Total	Actual	Budget
Levies	95.2%	1,043,350	1,043,350
Additional persons	3.6%	39,738	40,150
Other income	1.2%	12,749	0
Total Income		1,095,836	1,083,500
EXPENDITURE			
Head Office Rec	7.6%	81,900	81,900
Insurance	2.5%	27,372	29,448
Clubhouse Exp	3.4%	36,309	19,420
Medical Response	2.8%	29,894	65,000
Employee Cost Salaries	41.6%	447,898	475,198
Employee Cost Other	0.8%	8,406	7,644
Levies expenses	0.9%	10,149	10,400
Admin Expenses	1.9%	20,755	31,648
I T Expenses	1.9%	20,313	18,676
Travel Expenses	0.2%	2,110	2,856
Print & Stat Expenses	0.6%	6,126	6,463
Depreciation Expenses	0.3%	3,071	4,952
Common Prop Mun Utilities	11.2%	120,796	117,984
Property Rates	0.0%	205	205
Security	8.5%	91,178	107,666
Village Maintenance	5.7%	61,641	60,415
Generator Costs	5.9%	63,443	11,657
Garden Maintenance	3.7%	40,223	30,926
Catering expenses	0.5%	5,369	3,687
Total Expenses		1,077,157	1,086,144
Village Surplus (Deficit)		18,680	-2,644

Hugh Till

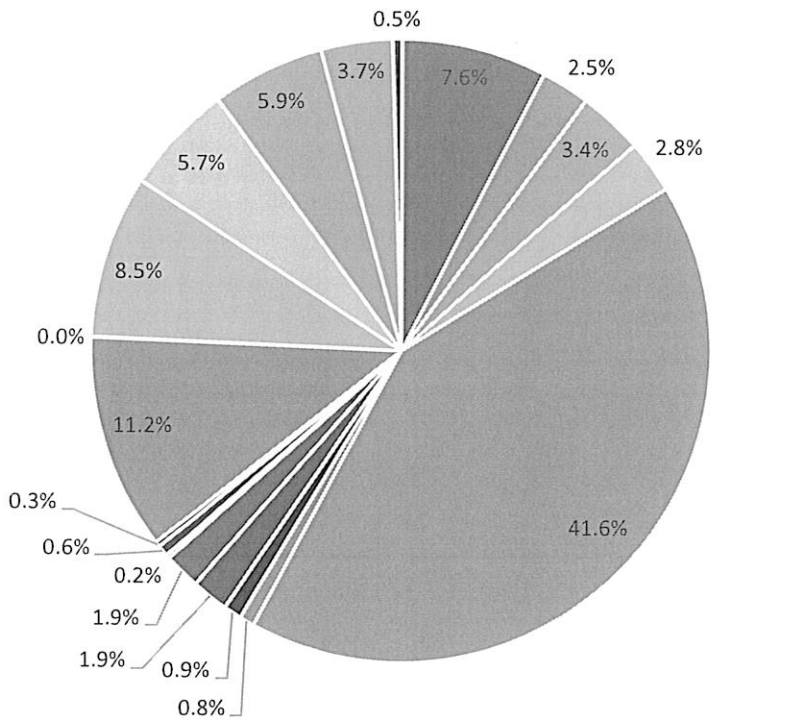
2023-07-20

Evergreen Lifestyle Village Muizenberg  
Average monthly expenses  
March to June 2023



■ Levies ■ Additional persons ■ Other income

Evergreen Lifestyle Village Muizenberg  
Average monthly expenses  
March to June 2023



■ Head Office Rec	■ Insurance	■ Clubhouse Exp
■ Medical Response	■ Employee Cost Salaries	■ Employee Cost Other
■ Levies expenses	■ Admin Expenses	■ IT Expenses
■ Travel Expenses	■ Print & Stat Expenses	■ Depreciation Expenses
■ Common Prop Mun Utilities	■ Property Rates	■ Security
■ Village Maintenance	■ Generator Costs	■ Garden Maintenance
■ Catering expenses		

Evergreen Lifestyle Village Muizenberg

Hot water recovery analysis for apartments

Electricity cost for Boilers						
Days	Reading Dates		Units	Units / Day	Rate R/unit	Cost R
32	11-Mar	12-Apr	14,587	456	2.09	30,559
29	13-Apr	12-May	16,312	562	2.09	34,173
28	13-May	10-Jun	16,146	577	2.09	33,825
31	11-Jun	12-Jul	19,722	636	2.17	42,789
29	13-Jul	11-Aug	19,085	658	2.29	43,781
31	12-Aug	12-Sep	20,536	662	2.29	47,110
29	13-Sep	12-Oct	16,781	579	2.29	38,496
28	13-Oct	10-Nov	15,431	551	2.29	35,399
31	11-Nov	12-Dec	15,287	493	2.29	35,069
30	13-Dec	12-Jan	11,490	383	2.29	26,358
28	13-Jan	10-Feb	10,626	380	2.29	24,376
27	11-Feb	10-Mar	11,015	408	2.29	25,269
34	11-Mar	14-Apr	15,178	446	2.29	34,819
26	15-Apr	11-May	11,990	461	2.29	27,505
						34,252

Hot water recovery				
Days	Reading dates		Acc Date	Recovery l
25	28-Feb	25-Mar	May-22	23,807
32	26-Mar	27-Apr	Jun-22	28,906
27	28-Apr	25-May	Jul-22	24,788
29	26-May	24-Jun	Aug-22	58,293
30	25-Jun	25-Jul	Sep-22	27,481
30	26-Jul	25-Aug	Oct-22	38,427
31	26-Aug	26-Sep	Nov-22	36,574
28	27-Sep	25-Oct	Dec-22	36,846
28	26-Oct	23-Nov	Jan-23	33,359
27	24-Nov	21-Dec	Feb-23	31,000
36	22-Dec	27-Jan	Mar-23	29,607
30	28-Jan	27-Feb	Apr-23	30,744
28	28-Feb	28-Mar	May-23	30,406
28	29-Mar	26-Apr	Jun-23	32,377
	27-Apr	25-May		
			Average	33,044

## Catering Report for RESCOM meeting on 25<sup>th</sup> July 2023

The lunch time meals continue to be on the most part well cooked and very tasty. The food is appreciated and enjoyed by the majority of residents who eat there regularly.

There is still work to be done on the consistency of service and presentation. Training is happening again today as I write this report. Constant reinforcement is required to break the old habits.

The Bistro had acquired a dedicated scale while still having a slicer on loan from Evergreen Diep River. Nikki is working on getting a larger fryer to speed up the service of Fish and Chips on Fridays.

We are looking forward to the Christmas in July Dinner on the 21<sup>st</sup>, we will have verbal report at the meeting.

A analysis of the invoice numbers shows that the customers at the Bistro increased from 1700 in March, 2100 in April, and all time high of 2850 in May and falling back to 2570 in June. Most likely due to the colder weather, but still showing good support at the Bistro.

Hugh Till

2023-07-20

TO :The Chairlady,

RESCOM Evergreen Muizenberg

20/06/2023

Good day,

I refer to the recent fire at House 90 and the subsequent electrical inspection of several houses in the same street. Residents are naturally concerned for our safety going forward, and need to obtain sight of the inspection report as soon as possible, as well as the cause of the fire.

In addition, the fact that plans for houses on the east side of the street were passed by the council without the requisite fire escape mechanisms and possible electrical flaws, is cause for concern.

Kindly consult with management to make the above report available without further delay.

Thanks & regards,

A handwritten signature in black ink, appearing to be 'Mike Horn', written in a cursive style.

Mike Horn

House 96

11<sup>th</sup> JULY 2023

To: The Chairman - RESCOM

Dear Sir,

Would you please investigate the recent  
EXTREMELY high increases in Medical Care at  
EVERGREEN.

Thank you  
Kind Regards  
MR/MRS DEVLIN  
UNIT 93

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**Sue Wood**

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**From:** mikehorn28@gmail.com  
**Sent:** Sunday, 09 July 2023 1:28 PM  
**To:** 'Sue Wood'  
**Subject:** HEALTHCARE PRICE INCREASES

Hi Sue,

Can Rescom please investigate the recent price increases announced by Evergreen Healthcare. The general service hikes are all between 7,6 – 9,3%, which are more than the inflation rate, but the big increase is with the daily rate for the care centre being at 14,3%? I have spoken to a few residents who are not happy with the increases and will be requesting Rescom to take the matter forward.

Thanks & regards,  
Mike Horn



TO: THE CHAIRLADY – RESCOM  
DATE: 26<sup>TH</sup>MARCH 2023 & 26<sup>th</sup> JUNE 2023  
RE: REQUEST FOR A BENCH

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Good day Madam Chair

It pleased many of the ground floor residents that the cactus garden was finally pruned and slightly cut back. The sand was weeded and generally cleaned.

Please is it possible that at the entrance to the garden, all the smaller cacti be removed, the ground by the wall, levelled and perhaps some form of paving be laid so that a bench can be set out there.

At our end of the ground floor, many of us get NO sun in winter and it is very cold in our apartments.

It would be wonderful to be able to sit for awhile on the bench in the sun during odd times in the day to “defrost”. At least we would have some benefit from the garden which is virtually a “no man’s/women’s” land.

Many thanks in advance for some kind understanding and assistance in this matter.

Lydia Hirschmann  
Apt. 17