



EVERGREEN MUIZENBERG LIFESTYLE VILLAGE (“THE VILLAGE”)

MINUTES OF AN ANNUAL GENERAL MEETING HELD 24 AUGUST 2023

PRESENT:	Derek Drew (DD)	(Chairman & Village Manager)
	Garry Reed (GR)	(ELV Managing Director)
	Dylan Pienaar (DP)	(ERH Financial Director)
	Elize Porter (EP)	(Evergreen Health Director)
	Liesl Isaacs	(Office Manager)
	Residents	(As per signed attendance register)

1. WELCOME AND INTRODUCTION

The Chairperson welcomed all present and confirmed that the required quorum was present and that the meeting was therefore duly constituted. The Chairperson called upon Garry Reed to address the Annual General Meeting (AGM)

GR thanked all for joining the AGM and to Elize Porter and the Evergreen Health team for organising the preceding Wellness Day. GR thanked the Rescom and Sue Wood (Chairperson) for their support and commitment to the Village during the year and proceeded with an operational summary of the past year.

2. CONFIRMATION OF NOTICE

The notice convening the meeting as well as the annual reports by the Chairperson of the Residents’ Committee (“Rescom”) and Village Management, as circulated to residents, were taken as read, and proposed by Sue Wood and seconded by Vernon Sutherland.

3. ATTENDANCE AND PROXIES RECEIVED

The attendance register was circulated and signed. Apologies received from residents (refer to Annexure A for details).

The Chairperson noted the following proxies received:

1. E. Fletcher - House 110
2. S. O’Linn - Apartment 247

4. ACCEPTANCE OF PREVIOUS ANNUAL GENERAL MEETING MINUTES

The minutes of the previous annual general meeting was taken as read and accepted, proposed by Neville Woudberg and seconded by Ruth Reichlin

5. ANNUAL REPORT BY THE CHAIRPERSON OF THE RESCOM

The annual report by the Chairperson of the Rescom was circulated together with the Notice of the Annual General Meeting and taken as read, was proposed by Crystal Turner and seconded by Lydia Hirschmann.



6. EVERGREEN MUIZENBERG VILLAGE MANAGEMENT REPORT

The annual report by the Evergreen Muizenberg Village Manager was circulated together with the notice of the annual general meeting and taken as read. Proposed by Sozon Christie and seconded by Marleen Burt

7. ANNUAL FINANCIAL REPORT FOR THE 2023 FINANCIAL YEAR

The annual financial report for the 2023 financial year was circulated together with the notice of the annual general meeting, was taken as read and proposed by Meg Wilkinson and seconded by Amy Sutherland.

DP gave a summary of the FY2023 results and highlighted the following items that were contained in the financial results.

Muizenberg

FY23

- Loss for the year R202, 232

Budget FY24

- Profit for the year R162, 318

Levy Increase

Monthly target levy per house increased with 8, 3% from R4, 200 to R4, 550

Monthly target levy per apartment increased with 9, 1% from R3, 300 to R3, 600

Monthly additional person levy increased with 10% from R500 to R550 per unit

8. ELECTION OF RESCOM MEMBERS

The Chairperson confirmed as per the Evergreen Lifestyle House rules, the Residents Committee (Rescom) will consist of 6 members. Only six nominations received therefore no vote will take place.

The Following 6 (six) nominees will therefore form the next Rescom

1. Sozon Christie
2. Toni Joubert
3. Erik Kiderlen
4. Jenna Monk
5. Paul Selby
6. Susan Wood

The chairman requested for a life right holder to accept the voting results, accepted by Ruth Reichlin and seconded by Meg Wilkinson.

It is noted that the chairperson and vice-chairperson will be elected at the next Rescom Committee meeting.



9. GENERAL

Question 1 – Mr. John Lesley Morgan & Mr. Richard Bailey

Please advise on the current rate increases and assistance regarding excessive increase of rates.

Answer - Question 1

GR – As the owner of the property, Evergreen Property Investments sent their objections to the City of Cape Town, whilst these objections are being considered by the city, the resident will be liable to pay the new rates. However, if their query is successful credits will be passed.

Question 2 – Mr. Mike Horn

The recent price increases announced by Evergreen Health is one of concern.

Answer - Question 2

GR responded; Evergreen Health is a business that needs to ultimately be profitable. All Evergreen Health costs are aligned to with the market and we feel comfortable that the increase is nothing to be concerned about.

Question 3 – Mr. Mike Horn

Why the separate 10 and 15 % increase amounts in the Fedics meal price, when food price inflation is at a 12% increase.

Answer - Question 3

GR – Stated that the average food prices have increased tremendously and they are working with the Fedics team to keep the costs as low as possible. GR also mentioned that some residents questioned whether there are enough staff in the Bistro, but with additional staff comes additional costs.

Question 4 – Ms. Sue Wood

What is the breakdown of costs of the item “Head Office Expense?”

Answer - Question 4

DP, responded that the head offices costs are allocated per unit, the total costs are divided equally by the number of units per village, but that head office are currently only recovering 50% of the costs. The costs are employee costs and made up of the ELV finance team as well as support staff, no village related costs are included in this.



Question 5 - Mr. Oliver Trevor

Is there a reduced rate in solar electricity if bought in bulk and advance?

Answer - Question 5

GR - I am unsure if Eskom offers this, however electricity prices are regulated by NERSA and cannot be sold at any other price.

Question 6 - Mr. Vincent Higgo

I would like to know why there is no income reflected on the income statement for the Frailcare, the Bistro and even the Hair Salon?

Answer - Question 6

DP –we debated on whether to charge rent or not. We opted to not charge rent on condition the service providers do not charge exorbitant prices to the residents.

Question 7 – Mrs. Jocelyn Jefferies

Is there any plan to deal with the scruffy appearances of many of the houses in Phase 3 and do we have a realistic time frame?

Answer - Question 7

GR – we will approach Evergreen Property Investments, and refurb teams are looking into this, ensuring that the products are kept fresh and in a good state of repair. We need to emphasize that not everything can be done at the same time and that we need to follow a phased approach.

Question 8 – Mrs. Jenni Underwood

Is there a possibility of having the blue blanket replaced in the swimming pool?

Answer Question 8

GR - Yes most definitely, we will replace the blanket within the next 2 weeks.

Question 9 – Mrs. Lydia Hirschman

Please clarify – the conversion of Evergreen Muizenberg from a Lifestyle Living (as per sales pitch when purchase) to an Old Age home for dementia and disabled people?

Answer - Question 9

GR - Some residents have raised concerns with older residents moving into the village, questioning why we do not have younger residents in the village. With costs rising residents are not retiring at a young-age as before, as people are more concerned about



outliving their money. Newer residents moving into the villages undergo a stringent health interview so their needs are accessed before moving in. People's health conditions deteriorate faster than others and part of our Evergreen moral obligation is to ensure people are taken care of.

Question 9 – Ms. Sally Rorvik

I would like to know how would you know or check up on me if I do not get out much, or did not have a support group?

Answer - Question 9

GR – Management tries to engage with residents as often as possible, we also ensure residents complete a DQ98 form annually, and this ensures that the healthcare team have an idea of resident's physical and mental conditions. We encourage residents to make regular use of the telecare system as the feedback we receive enables us to have a better understanding of any health challenges.

Question 10 – Mrs. Ingrid Heyneke

Please clarify the levy increase in March, are we paying any extra as our levies have increased in March already?

Answer - Question 10

DP – The increase in levies effective 1 March 2023, as mentioned are the target levies. The newer residents have a levy increase effective 1 March but the majority of the residents' levies increases 1 September. There is no backdating to March 2023. Irrespective what happens the difference between the target levy and the resident levy is covered by EPI.

Question 11 – Mr. Vincent Higgo

The municipal charges mentioned on the financials shows a gross figure, are we charged a mark -up rate?

Answer Question - 11

DP - These municipal charges are only for the common areas in the village like the lifestyle centre. We receive a bulk charge from the service provider and this is a straight charge to the resident with no markup charged, all other municipal charges are recoverable from the resident as they use it.

Question 12 – Mrs. Marlene Burt

We lived here for the past 15 years and have moved from a house to an apartment which now has lots of cracks in the walls. We could look over the garden but it seems the garden is getting smaller due to the bushes and trees; can these be cut down?



Answer Question 12

GR - We will get the property team in to have a look if there are major defects in certain homes. The cut back of the bushes and trees will be considered with the landscapers

Question 13 – Mrs. Patsy Curtis

I would like the assurance that if anything happens to me and my property is up for sale will the percentage amount I receive back, be used to move from independent living in the village to the care centre if need be.

Answer Question 13

GR – Yes, when you are ready to terminate, your life right will be sold and the money you receive back can be used to get you into the care centre when needed. However, it is important to note that all costs related to healthcare will be your responsibility.

GR congratulated the newly elected Rescom team and said that he was looking forward to working with them.

With no further matters being raised, the chairperson declared the meeting closed at 13:45.

CHAIRPERSON



ANNEXURE A

EVERGREEN MUIZENBERG LIFESTYLE VILLAGE (“THE VILLAGE”)

APOLOGIES NOTED AT THE ANNUAL GENERAL MEETING OF THE VILLAGE HELD ON 24 AUGUST 2023

1. H2 John Morgan
2. H4 Sheila & Eddie Norton
3. H7B Phyllis Classe
4. H18 Joan Woudberg
5. H65 Fred de Vries
6. H67 Wendy Stroberg
7. H102 Billie Wood
8. H110 Elizabeth & Ed Fletcher
9. A219 Lynda & Hugh Till
10. A234 June Orsmond
11. A235 Patricia Davidson
12. A236 Hyde de Villiers
13. A307 Anne McLaren