



## EVERGREEN MUIZENBERG LIFESTYLE VILLAGE (“THE VILLAGE”)

### MINUTES OF THE ANNUAL GENERAL MEETING HELD 20 AUGUST 2024

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<b>PRESENT:</b>	Christine Dempers (CD)	(Chairperson/Village Manager)
	Garry Reed (GR)	(ELV Managing Director)
	Wimpie Pieterse (WP)	(ELV Financial Manager)
	Elize Porter (EP)	(Evergreen Health Director)
	Liesl Isaacs	(Office Manager)
	Residents	(As per signed attendance register)

#### **1. WELCOME AND INTRODUCTION**

The Chairperson welcomed everyone to the Annual General Meeting of Evergreen Muizenberg 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.

GR welcomed all present and thanked the residents for their attendance at the AGM 2024. He thanked the Residents' Committee (Rescom), in particular Sue Wood, for their support and commitment to the Village during the past year. GR also thanked the Village Management, Evergreen Health and all the staff, before proceeding with the meeting.

#### **2. ATTENDANCE AND APOLOGIES**

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

The Chairperson noted the following proxies received:

H6A Clough to A232 Sue Wood  
H22 Turner to H1 Tony & Ursula Law  
H86 Joubert to H76 Ingrid Heyneke

#### **3. CONFIRMATION OF NOTICE**

The notice convening the meeting as well as the annual reports by the Chairperson of Rescom and Village Management, which had been circulated to the residents were taken as read: proposed by Hugh Till and seconded by Louis de Haas.

#### **4. ACCEPTANCE OF PREVIOUS ANNUAL GENERAL MEETING MINUTES**

The minutes of the previous Annual General Meeting were taken as read and accepted: proposed by Geoffrey Brownrigg and seconded by Sue Wood.



## **5. ANNUAL REPORT BY THE CHAIRPERSON OF THE RESCOM**

The annual report by the Chairperson of Rescom, which had been circulated together with the Notice of the Annual General Meeting, was taken as read: proposed by Richard Bailey and seconded by Peter Underwood.

## **6. EVERGREEN MUIZENBERG VILLAGE MANAGEMENT REPORT**

The annual report by the Evergreen Muizenberg Village Manager, which had been circulated together with the notice of the annual general meeting, taken as read: proposed by Ruth Reichlin and seconded by Barry Howard.

## **7. ANNUAL FINANCIAL RESULTS FOR THE 2024/2025 FINANCIAL YEAR**

The annual financial report for the 2024/2025 financial year, which had been circulated together with the notice of the annual general meeting, was taken as read: proposed by Hugh Till and seconded by Jenni Underwood.

WP gave a summary of the FY2024 results and highlighted the following items that were contained in the financial results:

### Muizenberg FY24

- Loss for the year R400 000 (mostly generator costs)

### Levy Increase

Monthly target levy per house increased from R4500 to R4900

Monthly target levy per apartment increased from R3600 to R3900

## **8. ELECTION OF RESCOM MEMBERS**

The Chairperson confirmed that the election would take place as per the Evergreen Lifestyle House rules. It was noted that the Residents Committee (Rescom) would comprise of six members. A vote took place, as eight nominations were received. CD requested the following people to assist with the counting: Ingrid Heyneke, Maureen Segers, Grizell Luxton, Liz Blaire, Melanie Carstens and Tyrell Hendricks.

The following 6 (six) nominees received the most votes and would therefor become the Residents' Committee of Evergreen Muizenberg:

Hugh Till; John Higgs; Toni Joubert; Erica Shearer; Paul Selby; and Jenna Monk.

The Chairperson requested a life right holder to accept the voting results: accepted by Keith Elkin and seconded by Meg Wilkinson

It was noted that the chairperson and vice-chairperson would be elected at the next Residents' Committee meeting.



## 9. GENERAL QUESTIONS

### Question 1 - Alan Gander/ Billie Wood

*With the new in-house Bistro, was there ever a consideration to have our own in-house chef?*

*No protein included with vegetarian meals in the Bistro?*

CD – *This was considered, however Servest had the best offering for the needs of our residents at the present time. The protein options, signed off by the dietician, would be considered and a full report would be submitted in due course.*

### Question 2 - Leslie De Wet

*Has the company ever considered capping the monthly levy if a resident reached a certain age or if they have resided in the village for a certain number of years?*

GR – This could certainly be considered in the future, however residents needed to remember that levies payed for any operational expenses within the village.

### Question 3 - Billie Wood

*What authority do Rescom committee members have?*

CD - All the Rescom functions and responsibilities were highlighted in the Village House Rules. Their primary function was to act as the liaison between the residents and ELV Management, ensuring that residents were happy and lived together harmoniously

### Question 4 – Lydia Hirschmann

*When can we expect a change in the Bistro furniture as it is in need of an upgrade?*

GR – Agreed and would like to get it changed during the next twelve months. He would put through the proposal for it, however the Board would make the final decision on the timing thereof.

### Question 5 – Stephanie De Haas

*Are there any plans to utilise the deck area space outside the Lifestyle Centre - residents like to sit out there, but it is quite windy?*

GR – Agreed that it was a lovely piece of real estate and would look into how to make the best use of it. There was a process to follow when doing a covering and for this and the approval of the Council would need to be obtained. He agreed to speak to the relevant people regarding a solution.

### Question 6 – Terry Dancer

*I'm concerned that the lights on my floor are always on. It is nice and warm when stepping out of my flat because it is winter now, however it will be summer soon and this will be a waste of electricity.*



CD – These lights had LED globes, which save a lot of electricity, so it might be the sensor switch that was not working. She would send someone from maintenance to investigate.

Question 7 – Vivienne 'tHart

*There has been mention of a fireplace in the Lifestyle Centre: how will this be done and will it be safe? It gets rather lonely sitting in my apartment but one has no choice as it is very cold in here.*

GR – He agreed that it was not a good feeling, being cooped up in one's home and that a solution to retain heat in the Lifestyle Centre should be relatively easy to find with the benefit of modern technology.

Comment – Barry Howard

*Dog 'poo' in my road becoming a big problem, not only in my area but in the village and something must be done about it.*

CD – Management was aware of the problem and a warning had been sent to the dog owners.. Follow-up action would follow.

Question 8 - Gill Blackburn

*When is the building going to be painted as I'm getting rising damp in my bedroom?*

GR - The painting project was being undertaken in cycles of 5-7 years and it was very likely that it was time to paint the building: he would send someone from maintenance to have a look at the problem.

Question 9 – Michael Webber

*Who is responsible for the irrigation and gardening maintenance on the ground floor?*

CD – There was a gardening team who were responsible for the monthly maintenance of the common area, but individual residents were responsible for their own plants/gardens.

Question 10

*Is it possible to keep the levies the same by decreasing the expenses in the village?*

GR - This was definitely something to consider in the future. When setting up the budgets the main focus was to see where savings could be made and because the business was people-focused the biggest expenses were the salaries. The balance of the expenses were SLA-driven, such as the garden services, elevators and many others. Management were constantly looking at getting better deals from service providers to keep levy increases as low as possible

With no further matters arising the meeting was adjourned at 15:05



## **ANNEXURE A**

### **EVERGREEN MUIZENBERG LIFESTYLE VILLAGE (“THE VILLAGE”)**

#### **APOLOGIES NOTED AT THE ANNUAL GENERAL MEETING OF THE VILLAGE HELD ON 20 AUGUST 2024**

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A113 -Mr Chris Kihn  
H6A - Mrs Margie Clough  
H15 - Mr Mark & Mrs Violet Hardy  
H22 - Mr Chris & Mrs Crystal Turner  
H86 - Mr Peter & Mrs Toni Joubert