

**MINUTES OF THE MEETING OF THE RESIDENTS' COMMITTEE (RESCOM) OF  
EVERGREEN LIFESTYLE VILLAGE MUIZENBERG  
TO BE HELD ON THURSDAY, 16 JANUARY 2025  
AT 14H00 IN THE BOARDROOM**

	<b>PRESENT:</b>	
<b>HT</b>	<b>HUGH TILL</b>	<b>CHAIRPERSON/ FINANCE</b>
<b>ES</b>	<b>ERICA SHEARER</b>	<b>SECRETARY/HEALTH</b>
<b>TJ</b>	<b>TONI JOUBERT</b>	<b>GARDENS</b>
<b>PS</b>	<b>PAUL SELBY</b>	<b>CATERING</b>
<b>JM</b>	<b>JENNA MONK</b>	<b>EVENTS AND ACTIVITIES</b>
<b>CD</b>	<b>CHRISTINE DEMPERS</b>	<b>VILLAGE MANAGER</b>
	<b>APOLOGIES:</b>	
<b>JH</b>	<b>JOHN HIGGS</b>	<b>VICE-CHAIRPERSON/MAINTENANCE/SECURITY</b>
<b>KW</b>	<b>KIM WHITWORTH</b>	<b>ASST VILLAGE MANAGER</b>

Item.	DETAILS	ACTION
1.	<b>Welcome &amp; Apologies</b> - Apologies John Higgs	
2.	<b>Approval of Minutes</b> - Minutes of meeting approved by TJ and PS.	
3.	<b>Matters Arising from the Previous Minutes</b> - Minutes of the last meeting was approved. Proposed PS and seconded by TJ. - There was discussion around the date and time of the current Rescom meetings and it was agreed that the 4 <sup>th</sup> Thursday each month seemed more suitable to all committee members. In future, dates will change. The next meeting being 27 <sup>th</sup> February at 2pm. - It was noted that matters arising would be covered under each heading. - Update minutes in Minute book o reflect the right minutes – to be signed by HT	
4.	<b>Finance &amp; Statistics</b> - HT reported that the Management Accounts YTD seemed to be on track although expenditure in some areas were high e.g. Maintenance, and although over budget allowed for expenses, as needed. - It was noted that the new FYE2026 village budget should be presented at the Mancom meeting to be held on 11 <sup>th</sup> February. - HT raised the issue of opening up a bank account for the social Rescom funds, particularly the R10000 as raised by the committee raffle at Christmas and the pub night funds. This enquiry has not been successful due to a number of reasons and there is no possibility, at this stage, of having a Rescom bank account. HT noted that, in the meantime, he would run a cash book to monitor spend and make this available to residents with Rescom minutes each month until an alternative plan presented itself.	<b>HT</b>

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	<ul style="list-style-type: none"> <li>- It was agreed to “fund” a request from Lydia Hirschmann to use R2000 to replenish library books on sale as she had spent monies raised already on new books for the library. This would be reimbursed by her fundraising which would take place in May this year.</li> <li>- It was interesting to note that there were 302 residents in the village made up of 197 women and 105 men respectively with an average age for women (81) and men (83)</li> <li>- HT also noted that there were a number of empty units in the village. CD indicated that a number of houses and apartments had been sold and were waiting for occupation. It was also noted that a sales event was planned for the 22nd January.</li> </ul>	
5.	<p><b>Repairs &amp; Maintenance</b></p> <ul style="list-style-type: none"> <li>- CD reported that a new facilities manager had been appointed in December. He had been catching up on all outstanding projects and had identified what work should be done at the village. He has indicted that the contractors were being finalised and paperwork signed to commence work by February. This would entail the remedial work of external cracks and painting; the front entrance ceiling leak, Internal leaks in LSC and library, replacement of damaged ceiling boards and leaks in frail care. In addition, there were houses and garages that need attention and these would happen at the same time.</li> <li>- CD also confirmed that the insurance claim for the pictures in the apartment passages had been approved and that she would get this done as a matter of urgency.</li> <li>- CD noted that the were problems with the basement entrance boom and encouraged residents to stop at the boom, swipe their tag slowly before moving on into the parking area.</li> <li>- PS reported that there was still an issue with water not heating up on the third floor, despite reports that this had been fixed a few months ago. CD to investigate</li> <li>- It was noted that an insurance claim for the street lights damaged after the storms last year in Phase 3 had been approved – these repairs would be undertaken in the next week.</li> </ul>	<p><b>CD</b></p> <p><b>CD</b></p>
6.	<p><b>Gardens, Trees and Irrigation</b></p> <ul style="list-style-type: none"> <li>- TJ noted that the irrigation system in Phase 3 was still not working. CD acknowledged that although repairs had been undertaken, there were still leaks in the system as elements had been investigated and where needed, repaired.</li> <li>- CD noted that the irrigation/watering by hose pipe of the village gardens and lawns was definitely a problem and painstakingly slow and if there was no water in the tanks, not possible.</li> <li>- CD had logged jobs to attend to the irrigation to include all common areas and Phase 3 irrigation repairs; quote to install irrigation in Phase 1+2 and to install/change external irrigation on boundary wall at Sunrise Boulevard</li> </ul>	

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	<p>and St George.</p> <ul style="list-style-type: none"> <li>- TJ suggested that John Hickman be appointed onto a garden sub-committee as she needed assistance. This was approved by Rescom.</li> <li>- It was suggested that the trees at the parking area and surrounding boardwalk be allowed to grow and be trimmed/ shaped to promote shade for parking</li> </ul> <p>CD requested that residents do not instruct the gardeners or request assistance in their gardens directly, but to rather book their service at reception or call Village Manager if there are any problems.</p>	
7.	<p><b>Security</b></p> <ul style="list-style-type: none"> <li>- CD reported that there were no incidents to report</li> <li>- Regular maintenance on the electric fence and cameras were being undertaken.</li> <li>- It was noted that new fluorescent bibs for security access to contractors be purchased, as the current ones were old and damaged.</li> </ul>	
8.	<p><b>Catering</b></p> <ul style="list-style-type: none"> <li>- PS noted that feedback for the Year End Dinner and Christmas Day Lunch was very positive.</li> <li>- It was noted that the quality of Sunday meals needed improvement as portion sizes were not uniform and too small, also meat sliced too thin.</li> <li>- It was suggested that if seasoning, for example chilli, was used that this be mentioned in meal description on menu, as it was not to everyone's taste.</li> <li>- It was noted that chicken breasts served were too often dry and the introduction of brown chicken meat was suggested, but portion size to be increased.</li> <li>- Waiter service during lunch needed to be improved as it was perceived to be slow with some residents waiting too long to be served.</li> <li>- CD ongoing efforts to recover crockery items left in residents' apartments. Bistro delivery staff will be asked to collect these items from residents.</li> </ul>	
9.	<p><b>Events &amp; Entertainment</b></p> <p>JM reported that there had been many activities enjoyed by residents over the festive season:</p> <ul style="list-style-type: none"> <li>- Vaudeville Companions presented a professional and entertaining afternoon of song and dance. A donation was R2000 was handed to them.</li> <li>- The quiz evening saw a change of volunteers as Michelle Jones-Philipson &amp; Billy Gild bowed out and Ingrid Heyneke and Lydia Hirschmann stepped up to offer their services to run the Monthly Quiz. The Men's breakfast was very well attended with Graham Gold, another rugby legend, as the guest speaker this month.</li> </ul>	

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	<ul style="list-style-type: none"><li>- Alvi's Drift Wine Tasting evening was a popular event attended by over 50 residents.</li><li>- The Evergreen Amateur Dramatic Society put on a wonderful comedy show, <i>Uproar in the House</i>, with two sterling performances for residents.</li><li>- The Christmas Hamper Raffle raised R10000 for the new Evergreen Rescom social fund. Two winners, Peter Underwood and Fred Frankel won the hampers valued at over R1000 each.</li><li>- HT noted that he had received R500 from the previous Rescom to add to the social funds.</li><li>- Carols by Candle Light was well attended which included a mixture of old and new, traditional and quirky songs for everyone to enjoy.</li></ul> <p>JM noted a series of function/events planned for the new year which included:</p> <p><b>JANUARY</b></p> <table><tr><td>Mon 20<sup>th</sup></td><td>Ted Talk What is AI anyway</td></tr><tr><td>Tues 24<sup>th</sup></td><td>Ladies Breakfast Meet the Brew Master</td></tr><tr><td>Fri 27<sup>th</sup></td><td>Pub Night – BYO</td></tr></table> <p><b>FEBRUARY</b></p> <table><tr><td>Sun 2<sup>nd</sup></td><td>Sunday Lamb Spit Braai</td></tr><tr><td>Fri 14<sup>th</sup></td><td>Valentines Dinner</td></tr><tr><td>Thu 20<sup>th</sup></td><td>Wine Tasting</td></tr><tr><td>Mon 24<sup>th</sup></td><td>Techno Talk</td></tr></table>	Mon 20 <sup>th</sup>	Ted Talk What is AI anyway	Tues 24 <sup>th</sup>	Ladies Breakfast Meet the Brew Master	Fri 27 <sup>th</sup>	Pub Night – BYO	Sun 2 <sup>nd</sup>	Sunday Lamb Spit Braai	Fri 14 <sup>th</sup>	Valentines Dinner	Thu 20 <sup>th</sup>	Wine Tasting	Mon 24 <sup>th</sup>	Techno Talk	
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10.	<p><b>Evergreen Health / Healthcare Services</b></p> <ul style="list-style-type: none"><li>- JM reported that the Frail care residents and their carers were treated to a Christmas tea by Shirley Olivier (H17) which was very well received and that Hazel Fick (A317) and a resident group sang Christmas Carols to the Care centre residents in December.</li><li>- CD noted that the DQ98 Self-Assessments sent out in October went well and that 146 residents completed their assessments.</li><li>- It was decided that in future a list of new residents is made available to the committee members and that they would be responsible for inviting new residents for tea or resident braai/function, depending on availability.</li></ul>															
11.	<p><b>General</b></p> <p>On the matter of general village gossip and unhappiness between individual members of the Evergreen Muizenberg community, HT noted that it is always advisable for parties to resolve issues between themselves.</p> <p>He noted that he would listen to anyone on any matter, and where necessary pass the information on to the appropriate authority, but that, in the interests of putting a stop to the habit of gossip within the village, he would not be involved in discussions regarding the character or personality of any resident or member of staff.</p>															

12.	<b>Closure of Meeting</b> There being no further business to discuss, the meeting closed at 17h05	
	<b>Date of next ResCom meeting:</b> Thursday, 27 February 2025 at 2pm	

APPROVED AND SIGNED AT CAPE TOWN ON \_\_\_\_\_  
CHAIRPERSON

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