

**MINUTES OF THE EVERGREEN VILLAGE MUIZENBERG RESCOM MEETING
HELD ON TUESDAY, 27th May, AT 13:00 IN THE BOARDROOM**

PRESENT		
HT	HUGH TILL	CHAIRPERSON
		FINANCE
JH	JOHN HIGGS	VICE-CHAIRPERSON
		MAINTENANCE/SECURITY
TJ	TONI JOUBERT	GARDENS
PS	PAUL SELBY	CATERING
JM	JENNA MONK	EVENTS AND ACTIVITIES
RG	RIAAN GOUWS	VILLAGE MANAGER
KW	KIM WHITWORTH	ASST VILLAGE MANAGER
ITEM	NARRATIVE	ACTION
1.	WELCOME AND APOLOGIES <p>The chairman welcomed all present.</p> <p>Erica Shearer tendered her apologies and requested that she stand down from RESCOM. The meeting agreed to accept her resignation and in view of the fact that there was only two months to go before the AGM we would not co-opt anyone in her place.</p>	
2.	APPROVAL OF MINUTES <p>The minutes of the last meeting were accepted unanimously.</p>	
3.	MATTERS ARISING FROM PREVIOUS MEETING <p>With most matters being covered under agenda topics, the chairman thought it appropriate to give feedback from the MANCOM meeting held the previous day. (See attached report.)</p> <p>The target levy is increased by 5.1%. For those few residents who are below the target levy their increase could be more if the terms in their specific LRA allows for it, until such time as they reach the target levy.</p> <p>Evergreen is aware of the difficulty faced by many on fixed incomes and offer a number of options under their 'Switch and Save' program to help relieve the financial burden of the levies.</p> <p>The At the Gate (ATG) system has been in use for about 5 years and Evergreen are expanding their use of the system to utilise its comprehensive reporting facility to help the management of people entering and leaving the village.</p> <p>Catering concerns is being addressed and RG met with Servest senior management in this regard.</p>	

	The AGM is scheduled for the 20 th August at 3:00pm.	
4.	<p>Finance and Statistics</p> <p>The year-to-date income for the village, was R2,255,036 and the expenses were R2,288,806 giving a small deficit of R33,770 compared to a budgeted deficit of R97,095. A satisfactory result at this early stage of the year.</p> <p>1st Quarter results will be discussed at the next meeting. The Residents' Fund stands at R6310, after giving R250 for the Quiz evening.</p> <p>Statistics:</p> <p>There is one less vacant house and one less vacant apartment with two couples moving into the village.</p>	
5.	<p>Repairs and Maintenance</p> <p>The contractors have made a start on the waterproofing and external repairs of the apartment building. Phase 1 of the project is the front face of the building, and the work is going ahead well.</p> <p>TJ pointed out that some of the bolts on the garden gates are rusted and not working properly, RG said that as moving parts are subject to wear and tear, they are the responsibility of the resident to repair or replace.</p> <p>It was noted again that the speed limit in the village is 15 Km/h and that many residents and visitors are not adhering to it and are not stopping at the STOP signs in the village. Please drive carefully in the village and adhere to the speed limit and STOP signs.</p>	
6.	<p>Gardens</p> <p>TJ thanked RG for the improvement to the gardens and bringing the team from Bergvliet to help with the pruning of the trees. It is much appreciated</p> <p>There were some miscommunications with regards to the complimentary garden services but all services were reinstated to what it was before.</p> <p>TJ requested clarity on the procedure for reporting broken or dysfunctional sprinklers. The problem must be reported to reception and entered into Red Rabbit which is the system being used to prioritise and allocate maintenance resources.</p> <p>The irrigation system is working well at the moment.</p>	
7.	<p>Security</p> <p>The systems at the gate are working well.</p> <p>It was again suggested that a roof could be built over the entrance to protect the security personnel from bad weather. HT commented that there had been a roof over the gate previously which had been blown away by the wind, causing a very real safety problem.</p>	
8.	<p>Catering</p> <p>The main source of concern is food not cooked well or consistently well cooked.</p>	

	<p>Menu descriptions do not always accurately describe what is served on the plate making meal selection difficult.</p> <p>In discussions with the new area manager PS was asked how they could get more people to come to the Bistro, the answer, better and more consistent food quality. RG who has a catering background is working hard to get them to improve their standard of food and service.</p> <p>In order to and some variation a Buffet lunch will be served every second Sunday at R145 a lower price option will also be available on alternative weekends for those who prefer.</p> <p>It is noted that all the servers are very pleasant and helpful.</p>	
9.	<p>Events and Entertainment</p> <p>See report JM</p> <p>At the successful wine tasting with Darling Cellars it was mentioned that they have a bus that they use to transport visitors to their winery. JM to investigate if there are any other places of interest that have transport facilities that we can arrange visits to.</p>	JM
10.	<p>Health</p> <p>The committee acknowledges the concern of the residents for those who have diminished capacity,</p> <p>HT is working towards having a newcomer's tea on a by-monthly basis in order to welcome new residents. RG suggested we have a lunch rather than tea. Details to we worked out.</p>	HT, RG
11.	<p>General</p> <p>The possibility of having a market again in the village was discussed. The size and scope of it would need to be decided and an organiser would need to be found.</p> <p>If any resident would like to convene a market in the future, please let Kim know and a meeting of interested people could be arranged to consider.</p>	
12.	<p>Closure of Meeting</p> <p>There being no further business the meeting closed at 14:22.</p>	
	<p>Date of next Rescom Meeting</p> <p>Tuesday 24th June at 14:00.</p>	

APPROVED AND SIGNED AT CAPE TOWN ON _____ 2025

CHAIRPERSON