

EVERGREEN
Lifestyle Villages
EVERGREEN MUIZENBERG
(“the Village”)

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that an Annual General Meeting of the Village will be held at the **Evergreen Muizenberg, Lifestyle Centre, Sunrise Boulevard, Muizenberg Tuesday 20 August 2025 at 15h00.**

This notice has been sent to all the Life Right Holders, who are recorded as such in the Life Right register of the Village on Wednesday 06 August 2025 (“the Record Date”), being the date determining which Life Right Holders are entitled to receive notice of the Annual General Meeting.

PURPOSE

The purpose of the AGM is to consider and, if deemed fit, approve, with or without modification, the ordinary resolutions set out below.

A. AGENDA

1. **WELCOME AND INTRODUCTION**
2. **ATTENDANCE AND PROXIES**
3. **CONFIRMATION OF NOTICE**
4. **ACCEPTANCE OF THE PREVIOUS ANNUAL GENERAL MEETING MINUTES**
(7-11)
5. **ANNUAL REPORT BY THE CHAIRPERSON OF THE RESIDENTS’ COMMITTEE (“RESCOM”)**
(12-13)
6. **EVERGREEN VILLAGE MANAGER’S REPORT** (14-19)
7. **ANNUAL FINANCIALS 2025** (20)
8. **ELECTION OF THE RESCOM MEMBERS** (See Note 1)
9. **GENERAL** (See Note 2)
10. **CLOSURE OF MEETING**

B. NOTES

1. ELECTION OF THE RESCOM

(Ordinary Resolution Number 1)

Composition and nomination

In terms of the House Rules of the Village, the Rescom will consist of a maximum of 6 (six) members. Life Right Holder(s) are hereby requested to nominate* at least 6 (six) fellow Life Right Holders, by completing the enclosed Nomination Form. Should more than 6 (six) nominations be received, an election will be held at the AGM by way of ballot. The 6 (six) nominees with the most

votes will be appointed as Rescom members, and will hold office until the next AGM.

Instructions

Please hand-deliver the duly completed Nomination Form to the Village Managers' offices, by no later than **16h00 on Wednesday 13 August 2025**

**In terms of the House Rules of the Village, no Life Right Holder may, while in arrears with his or her Levies or has any outstanding amounts owing to Operator and/or Owner (as the case may be), hold office as a member of either Rescom, or be co-opted onto or act as a representative or appoint an alternate on Rescom.*

2. QUESTIONS

Managing of questions during the AGM

1. Life Right Holder(s) are requested to submit their questions regarding any of the AGM matters which warrants discussion in writing to the Village Managers' office, to be received by no later than **16h00 on Wednesday 13 August 2025**
2. Life Right Holder(s) are requested to focus on General Matters that warrant discussion at an AGM and to take up personal matters with the Village Manager.

3. Instructions on signing and lodging the questionnaire form

- The blank spaces on the form must be clearly completed, should the spaces provided be insufficient, the life right holder is requested to continue their submission on a separate document and to include such document when submitting by not later than **16:00 on Wednesday 13 August 2025**.
- Any additional document must be initialled. Failure to initial such additional document and/or any alterations or corrections on such document will result in the rejection of such document. There will therefore not be any discussion at the Annual General Meeting of such matters arising from the rejected document.
- The chairman of the Annual General Meeting may choose to reject any questionnaire form which is completed other than in accordance with these instructions.

4. Important Note: Individual questions will NOT be read out at the AGM.

- **We will endeavour to group together questions around the same subject and answer them in the general report back session.**
- **Individual questions will NOT be read out at the AGM.**
- **Should you feel that your pre submitted question was not answered during the meeting, please raise the question on the day.**
- **Time will be made available at the end of the meeting for general questions to the maximum of 10.**

3. ATTENDANCE AND VOTING BY LIFE RIGHT HOLDERS OR PROXIES

Life Right Holder(s) (who are recorded as such in the register of the Village as at the Record Date) are entitled to attend and vote at the AGM or to appoint a proxy to attend, speak and vote in their stead. The person so appointed as proxy need not be a Life Right Holder of the Village. Proxy forms must be hand-delivered to the Village Managers' office, by no later than **16h00 on Tuesday 19 August 2025**.

Each Life Right shall carry a single vote. Where a Life Right is jointly held by more than 1 (one) Life Right Holder, such vote shall be exercised jointly by them.

4. IDENTIFICATION OF PROXIES

Any proxy appointed to attend, participate and vote on behalf of a Life Right Holder at the AGM must be able to present reasonably satisfactory identification at the meeting for such proxy to attend, participate and vote at the meeting. A green bar-coded identity document or a smart

identification card issued by the South African Department of Home Affairs, or a valid passport for foreign nationals will be acceptable forms of identification.

5. IMPORTANT NOTE

Life Right Holder(s) will receive a complete AGM document pack via the email address listed for their unit in the Register of the Village. Life Right Holder(s) are encouraged to bring the AGM document pack along to the AGM for discussion.

In an attempt to reduce our carbon footprint and save on paper wastage and cost, village management will only have printed copies of the first 2 (two) pages of the AGM notice on hand for Life Right Holder(s) who are unable to or do not have access to printing facilities. The following attachments and forms will only be printed for and on request from a Life Right Holder(s):

- Proxy form; and
- Nomination Form.

6. RSVP

It is important that only Life Right Holder(s) who are certain that they will attend the AGM, kindly RSVP to the Village Manager **by no later than 16h00 on Tuesday 19 August 2025.**

By order of Evergreen Lifestyle Villages (Pty) Ltd ("Operator")

GARRY REED

EVERGREEN MUIZENBERG

(*"the Village"*)

PROXY FORM

For use by registered Life Right Holder(s) of the Village, recorded in the Life Right register as at the Record Date, to be used Wednesday 20 August 2025

I/We [please print name(s)] _____

being the holder(s) of a Life Right in Unit _____ in the Village, hereby appoint (see instruction below):

1. NAME: _____

RSA ID NUMBER/DATE OF BIRTH: _____ or failing him/her,

2. NAME: _____

RSA ID NUMBER/DATE OF BIRTH: _____ or failing him/her,

3. The chairperson of the Annual General Meeting,

as my/our proxy to attend, speak and vote for me/us and on my/our behalf at the AGM of the Village to be held on Wednesday 20 August 2025 or at any adjournment thereof.

SIGNATURE/S _____ DATE: _____

ASSISTED BY ME (WHERE APPLICABLE) _____

Instructions on signing and lodging the proxy form:

1. A Life Right Holder(s) may insert the name and RSA identity number or date of birth of a proxy or the names of two alternative proxies of the Life Right Holder's choice in the space/s provided above, with or without deleting "the chairperson of the AGM", but any such deletion must be initialled by the Life Right Holder(s). Should this space be left blank, the chairperson of the AGM will exercise the proxy. The person whose name appears first on the proxy form and who is present at the AGM will be entitled to act as proxy to the exclusion of those whose names follow.
2. The completion of any blank spaces above need not be initialled. Any alterations or corrections to this proxy form must be initialled by the signatory/ies.
3. A proxy shall not be a minor.
4. A proxy must be another Life Right Holder in the village.
5. To be valid the completed proxy forms **together with all listed proxies' green bar-coded identity documents or smart identification cards issued by the South African Department of Home Affairs, or valid passports for foreign nationals**, must be hand-delivered to the Village Managers' offices, by no later than **16h00 on Tuesday 19 August 2025**. (See note 1)

6. Documentary evidence establishing the authority of a person signing this proxy form on behalf of the Life Right Holder in a representative capacity (e.g. power of attorney or Letters of Curatorship) must be attached to this proxy form.
7. Any proxy appointed to attend, participate and vote on behalf of a Life Right Holder at the AGM must be able to present reasonably satisfactory identification at the meeting for such proxy to attend, participate and vote at the meeting. A green bar-coded identity document or a smart identification card issued by the South African Department of Home Affairs, or a valid passport for foreign nationals will be acceptable forms of identification.
8. The completion and lodging of this proxy form shall not preclude the relevant Life Right Holder(s) from attending the AGM and speaking in person thereat to the exclusion of any proxy appointed in terms hereof, should such Life Right Holder(s) wish to do so.
9. The chairperson of the AGM may, in its sole discretion, reject or accept any proxy form which is completed other than in accordance with these instructions.

EVERGREEN MUIZENBERG
(*"the Village"*)

NOMINATION FORM FOR ELECTION TO THE RESCOM

I/We, the undersigned, being the holder(s) of a Life Right in Unit _____ in the Village (**"Proposer"**), hereby nominate:

NAME: _____,

a Life Right Holder of the Village, to be appointed as a ResCom member, which appointment may (if necessary) be voted on by Life Right Holders at the AGM on **Wednesday 20 August 2025**.

NAME OF PROPOSER _____

SIGNATURE OF PROPOSER _____

DATE: _____

CONSENT BY NOMINEE

I, the undersigned, (print name)

_____ (**"the Nominee"**)

Hereby accept the nomination to be appointed as ResCom member of the Village.

Furthermore, I consent to act in accordance with the duties and functions mandated to a ResCom member under the House Rules of the Village, specifically clause 3.3 of such Rules.

I agree to be available, upon the reasonable request of the Operator, to attend any induction and/or training required with respect to this position as a ResCom member, at the discretion of the Operator.

SIGNATURE OF NOMINEE _____

DATE: _____

KINDLY NOTE: The completed Nomination Form together with the brief CV of the nominee must be hand-delivered to the Village Managers' offices, by no later than **16h00** on **Wednesday 13 August 2025**.



EVERGREEN MUIZENBERG LIFESTYLE VILLAGE (“THE VILLAGE”)

MINUTES OF THE ANNUAL GENERAL MEETING HELD 20 AUGUST 2024

PRESENT:	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

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

We have come a full year's cycle to our AGM again in August. In some ways the time has flown but on the other hand a lot has happened.

It has been my privilege to have served as the chairman of your Rescom for the last 12 months. It has been a time of learning for me through the changes that have taken place in the village. The most significant, the change of our village manager. In April we said a fond farewell to Christine Dempers and welcomed Riaan Gouws. He is a man of action, and we saw an almost immediate improvement in the appearance of the gardens.

Riaan also has a very clear understanding of the responsibilities of village management (VM) and Rescom. The function of VM is to manage the village and its environment and Rescom is to coordinate and facilitate where necessary or possible the activities of the residents. And liaise with VM over areas of common concern.

The much-needed refurbishing and waterproofing of the apartment block is a major undertaking and is progressing steadily and will continue for several months. As residents we are looking forward to the completion and enjoying the benefits that the work will bring to the village.

Through the year I have got to know and appreciate the contribution that many people have made to enhancing the life of the village.

First, I would like to thank the management and staff who work tirelessly to make our lives more comfortable. From those who collect our garbage every day and clean up the mess we sometimes leave behind us after some function or other. Those who are there to fix our cellphones when we press the wrong button. And those who set up for us as we prepare for all the activities we enjoy in the village. Those who keep us informed of all that is going on in the village. Looking after our safety. To those who manage all of this and keep the village functioning. They are all wonderfully human doing their very utmost best with a cheerful outlook and always willing to help.

The security of the village is the responsibility of VM who control the various security service providers both onsite and off. From those who man our gates to those who keep the village under surveillance 24/7. Ensuring that the village security requirements are very well covered. VM keeps Rescom up to date with any changes or incidents that affect our village and all measures taken to improve our security.

I would then like to thank the members of Rescom for their support and the helpful way they have gone about their responsibilities.

Rescom continues to monitor the functions of the village and feed back to management as necessary. The Bistro through Paul Selby and the catering committee. The gardens through Toni Joubert who keeps an eagle eye on what is happening. Finance under the watchful eye of Hugh Till through the quarterly financial reports of the village finance and the Residents Fund. Village maintenance under the watchful eye of John Higgs with his years of experience as a consulting engineer. Jenna Monk was actively involved in organizing several events through the year and encouraging residents to get involved. Erica Shearer acted as secretary until she had to resign due to health limitations. Thank you, it has been a pleasure to work with you all.

As I look at the activity calendar for the month, not a day goes by without at least one activity in the village. Many of them are organized and run by residents. I want to thank every one of you who in some way facilitate, organize or help in any way to make these activities possible and enjoyable for us residents.

As we age (grow older) the golden years of our retirement tend to tarnish a bit, we become challenged in our physical and mental health and in our wealth. Some faster than others. All of which makes us more dependent on the support of others. None of us are immune from this process.

Therefore, most of all I want to acknowledge and thank the residents who in any way, large or small give of themselves and of their time to assist those of us who are finding we can't do the things we used to be able to do. I don't want to mention any names because then I am sure to miss someone. So to those I know of and those I don't, you make Evergreen Muizenberg a better place to live in. Thank you.

Looking back at the year the one thing Rescom has not been able to do and that is to arrange for some means to welcome new residents to our village.

Finally a heartfelt Thank You to all the residents, together we are the village.

Hugh Till

Chairman of Rescom

5th August 2025.



EVERGREEN MUIZENBERG (“the Village”)

VILLAGE MANAGER’S REPORT FOR 2024/2025

Dear Residents,

This past year has been all about steady growth and continually improving how we do things in the village. While we faced some operational challenges—particularly around catering and maintenance—these were met with a proactive and solutions-driven approach, resulting in noticeable improvements across several areas.

Most importantly, the strong sense of community that defines Evergreen Muizenberg continues to grow. From our social committee’s successful events to the consistent care provided by our team, it is clear that this is more than just a place to live—it is a community built on connection and support for one another.

This year’s report serves as a reminder that everything we do is guided by the five pillars of our service delivery: ***Sense of Community, Continuous Care, Safety and Security, Financial Peace of Mind, and Exceptional Hospitality.***

SENSE OF COMMUNITY

Residents

The Muizenberg Village is home to 305 residents across 147 apartments and 113 houses. Our current resident makeup includes 66 couples and 173 single residents, with an average age of 81.

We were pleased to welcome several new residents this past year: Iona Harris, Judith Marais, James Stewart, Joan Harvey, Robert & Christine Johnston, Yvonne le Roux, Robert & Winona Hydenrych, Paul & Lorraine Palmer, Laubi & Christina Walters, Freddy & Felicity Williams, Denise & Barbara Thorne, Rod & Mel Stewart, Theo & Cheryl Verridjt, Jennifer McElwee, Ian & Sandra Fishley, Henry & Diane Coetzee, Mervyn and Josepha Eagles, Linda Skillicorn, Denis & Toody Cassidy, Jannice & Eddie van der Heiden, Timothy Keegan and David & Velia Stephens.

Through Evergreen’s Switch & Save initiative we have also seen Carol Cassuto, Patsy Curtis, Cheryl Pilz, Carl & Glenda de Stadler, Harold Cox, Ted & Sally Vincent, Denise & Keith Elkin, Hendrina & Lee Kilian move to Evergreen Sitari.

Elizabeth Levey, Andries & Judith Coetzee, Pam Austin, Maureen Lowry, Maureen Holmes, Marie Snijders, Fiona Smith, Walter Hasselbusch, Jack Louw and Manfred & Margaret Leitner have moved into care facilities aligned with their specific needs.

We also take a moment to remember those we have lost this year: Allan Youens, Michael Webber, Vivian 'tHart, Maureen Mason, Christopher Kihn, Gillian Pearson, Shirley Lee, Denise Brownrigg, Gretchen Hofmeyr, Dionisio Janak, Michael Turner, Vincent Higgo, Margie Clough, Phyllis Classe, Eloff Olivier, Joan Woudberg, Anne Roper, Carole Muir, Don McKay, Peter Joubert and Elizabeth Fletcher.

Catering

In June 2024, Servest took over the catering services from Tsebo/Fedics. Unfortunately, the quality of meals and level of resident support did not improve during Servest's tenure. Despite efforts on both sides, service levels remained inconsistent, leaving us in a similar position as a year ago. As a result, we have mutually agreed to terminate the agreement. The agreement will terminate on 31 October and we will start the process of securing new caterers immediately.

While we understand that no catering service can meet everyone's preferences perfectly, we are confident that a more hands-on approach will bring the consistency and quality we have been missing. Further details on progress and new catering service providers will be shared at a later stage.

Social Events

Resident taking charge of individual activities and interest groups along with the village team have done outstanding work this year, organising a variety of successful events that brought residents together and added great value to village life. Thank you also to every resident who gave their time to host or help with events. Your efforts continue to foster one of Evergreen's most valued pillars: a strong sense of community.

Repairs, Maintenance & Projects

Our focus over the past 3 months has been on reducing maintenance backlogs and improving overall efficiency. After introducing a more trackable process by sharing reference numbers for maintenance requests logged, duplication of reports and follow-ups have become a lot less tedious and easier to manage transparently. To help speed things up while reducing labour intensity, we have also invested in some additional electrical tools like a leaf blower to help keep our roads clean and presentable, and a power pressure hose to help get hard-to-clean surfaces looking great again.

We have also adopted a more proactive approach to identifying potential issues early, helping to avoid unnecessary costs and disruptions. Some much-needed attention has been given to projects that might have fallen by the wayside and we also started several new projects that will be continue over the next few months.

To list a few:

- Repainting of road markings - in progress
- Repaint of wooden fencing - in progress
- Repainting basement storeroom walls - completed
- Gym / Pool repainting and refreshing - completed
- Relining of swimming pool – completed

- Repainting and tiling bin room – completed
- Entrance gate painted and staff entrance trellis installed and painted – completed

Upcoming projects:

- Apartment passage artwork – short term
- Bistro / Lounge refurbishment – proposal submitted
- Kitchen refurb / upgrade – proposal submitted
- Enhance outside deck / braai area – proposal in progress

Strong support from our property owner, EPI, in addressing issues under their responsibility has been well received, the biggest being the exterior work on the main building. While there is more to be done, we are clearly on the right track and remain committed to continual improvement and maintaining the current momentum.

Gardens and Landscaping

Wonderful Rasheed, Yasin Makanjire, Richard Amadu and David Nkwanda from Whitecliffs Landscaping have been doing a fantastic job in getting our gardens looking their best.

The same focus (as with maintenance) has been placed on the common gardens where we also started several new projects that will be running over the next few months.

To list a few:

- General clean-up and catch-up with additional resources - completed
- Boardwalk garden refreshed and enhanced – completed
- Village Entrance gardens and planters enhanced – completed
- Water storage tanks enclosed – completed
- Rotating annual garden feed with quality compost as opposed to mulch – in progress

A special thank you also goes to Toni Joubert, who has invested significant time and effort in guiding and supporting the team to maintain and enhance the gardens. Her contribution has been invaluable.

CONTINUOUS CARE

Evergreen Health

Sister Sharon Adams continues to provide residents with compassionate care, guidance, and support. While residents have opted not to implement full-time Evergreen Health services on-site, we've seen steady growth in the use of these services in the village. Several carer placements have been successfully made, offering support tailored to individual needs.

The Evergreen Health Frail Care and Step-down facility, managed by Elize Porter and Melanie Carstens, has proven to be an invaluable resource. It supports residents from Muizenberg and other Evergreen villages, both on a temporary (step-down) and permanent basis.

This access to high-quality care reflects Evergreen's enduring commitment to its Partnership for Life philosophy—supporting residents at every stage of life.

TeleCare

The Telecare emergency systems have been integral to this village since its inception, serving as a crucial component of the emergency response protocol for residents living independently. Although we have conducted a test of almost every Telecare unit in past month, it is essential for residents to regularly test their own systems to ensure proper functioning and promptly report any faults to reception to maintain safety and reliability.

SAFETY AND SECURITY

Security

In early 2025, Rob Du Plooy joined the Evergreen team as our Safety and Security Manager. Since then, we have seen a notable improvement in how we use our infrastructure and manage resources. Rob has worked closely with our security partner, Grinnell Security, to streamline operations and tailor services to Evergreen's and each village's specific needs.

Our on-site supervisor, Mawethu Langatyi, along with Nosibulele Mvokwe and Nominthi Matashaya, leads a reliable team operating two daily shifts, seven days a week. Recently, all shift leaders completed training in basic first aid and firefighting—strengthening our emergency preparedness.

As highlighted in a recent notice shared with residents I would like to reiterate again, that our overall village security is made up layers of different services and resources which overlaps to ensure we have more than a single line of defence on all fronts.

We are pleased to report no security breaches in the past year. While we live in a secure environment, residents are encouraged to remain vigilant: lock up valuables, secure windows, and follow basic safety practices.

A sincere thank you to our entire security team—not only for keeping us safe but for being a friendly and reassuring presence at the Village entrance.

Health & Safety

In addition to his security role, Rob also oversees health and safety at the village. We recently transitioned from ECO SAFETY to a new consultancy, SHEMCA, to ensure we continue meeting high compliance standards as our community grows.

All fire panels and related equipment passed their annual inspections, and extinguisher servicing is scheduled—keeping us fully compliant with fire safety regulations. Evacuation drills will be arranged in line with updated SHEMCA guidelines once the weather allows better participation.

FINANCIAL PEACE OF MIND

Village Finances

In the 2024/2025 financial year, we took a significant step toward achieving a break-even position for the village. Despite considerable saving only a small portion was contributed to by resident levies. With a change in the budgeting approach of “pre-funding” potential losses through subsidies, which caused funds to be utilised outside necessity at times due to the availability thereof, all subsidies contributed by the Property Owner were removed from the village income to paint a more realistic picture and a more focussed approach to general spending. A frugal approach has been taken to expenses for the first part of the financial year but without any relaxation on expenses aligned with Evergreens commitments to maintain a village and a lifestyle, our residents can be proud of.

Our budgeting strategy remained focused on two key goals:

- Reaching break-even without financial support or subsidies
- Managing expenses carefully to minimise levy increases

Although increases to the target levy have been kept as low as possible at 5.1%, residents whose levies remain significantly below target may see increases of up to 15% annually until alignment is reached. We are pleased to report that village expenses are currently within budget for the year to date, and we remain confident this will continue.

Year to date we have seen a small overspend due to larger projects taken on earlier in the year than planned but will break even before the end of the financial year. A close eye will be kept on this however to ensure the same positive result achieved last year.

Switch and Save

Initially met with some uncertainty, the Switch and Save initiative has steadily gained traction. Residents across Evergreen villages have embraced this offering as a way to reduce financial pressure—especially for those living on fixed incomes.

The support provided during the relocation process has also made a tangible difference, offering relief to residents facing changing financial, health, or life-stage needs.

Switch and Save is a key part of Evergreen’s promise to deliver financial peace of mind, and is another demonstration of our Partnership for Life in action.

EXCEPTIONAL HOSPITALITY

The Evergreen Muizenberg Team

A heartfelt thank you to Kim and the entire village team for their dedication and professionalism throughout the year. We are truly fortunate to have such a committed team, all working under the guidance of our senior leadership. Each team member has stepped up following the recent village management restructuring, ensuring continuity, and maintaining the high standard of care our residents deserve.

We look forward to another year of service—always striving to make Evergreen Muizenberg a community we can all be proud to call home.

In Conclusion: Reflecting specifically on the past 3 months, I am proud of the progress made by the team and the village in general. From enhanced operational efficiencies to strengthened support services and resident engagement to addressing some overdue attention to certain areas like the gym / pool area and common gardens, Evergreen Muizenberg continues to evolve.

We extend sincere thanks to our residents and residents committee Hugh Till, John Higgs, Toni Joubert, Jenna Monk, Paul Selby and Erica Shearer, team members, and support teams for their contributions. Your input, participation, and commitment form the heart of this community.

Looking ahead, we remain focused on continuous improvement, deepening our sense of community, and delivering on Evergreen's promise of a Partnership for Life—at every stage of the journey.

Warm regards,

Riaan Gouws
Village Manager

EVERGREEN MUIZENBERG

Budget FY2026

INCOME STATEMENT

	FY2025 TOTAL Actual	FY2026 TOTAL Budget	
NUMBER OF UNITS			
- Houses	113	113	
- Apartments	147	147	
	260	260	
BASIC LEVY			
- Houses	4,900	5,150	
% Increase		5.1%	
- Apartments	3,900	4,100	
% Increase		5.1%	
ADDITION PERSON LEVY			
- All Units	575	600	
% Increase		4.3%	
REVENUE	13,225,129	14,355,944	8.6%
Levies Received	12,604,642	13,700,324	8.7%
Additional Person Levy	473,169	504,000	6.5%
Other Income	147,318	151,620	2.9%
TOTAL EXPENSES	(13,153,598)	(14,087,922)	7.1%
Head Office Expense Recovery	(1,029,600)	(1,076,400)	4.5%
Insurance	(444,089)	(495,693)	11.6%
Clubhouse Expense	(212,117)	(216,861)	2.2%
Medical Response	(375,946)	(374,400)	(0.4%)
Employee Cost Salaries	(5,234,491)	(5,544,283)	5.9%
Employee Cost Other	(113,392)	(115,800)	2.1%
Levies Expenses	-	-	-
CSOS Levy Expense	(119,958)	(124,800)	4.0%
Meter Reading Expense	-	(170,419)	-
Administration Expenses	(231,569)	(69,700)	(69.9%)
Information Technology Expenses	(205,281)	(274,507)	33.7%
Travel Expenses	(39,029)	(38,267)	(2.0%)
Printing & Stationery Expenses	(91,823)	(74,120)	(19.3%)
Depreciation Expenses	(73,171)	(35,564)	(51.4%)
Common Property: Municipal Utilities	(1,832,287)	(2,038,260)	11.2%
Property Rates	-	(2,640)	-
Security	(1,184,913)	(1,367,076)	15.4%
Village Maintenance	(982,750)	(1,249,533)	27.1%
Generator Costs	(39,983)	(60,000)	50.1%
Garden Maintenance	(504,597)	(562,800)	11.5%
Prior Year Expenses	-	-	-
Other Expenses	-	-	-
EXPENSES NOT INCLUDED IN THE LRA			
Catering Expense	(438,601)	(196,800)	(55.1%)
Healthcare Expense	-	-	-
SURPLUS / (DEFICIT)	71,531	268,023	274.7%
Evergreen Property Investment Funding Op Loss	-	-	-
	71,531	268,023	