



EVERGREEN MUIZENBERG LIFESTYLE VILLAGE ("THE VILLAGE")

MINUTES OF THE ANNUAL GENERAL MEETING HELD 20 AUGUST 2025

PRESENT:	Garry Reed (GR)	(ELV Managing Director)
	Riaan Gouws (RG)	(Chairperson/Village Manager)
	Kim Whitworth (KW)	(Assistant Village Manager)
	Residents	(As per signed attendance register)

1. WELCOME AND INTRODUCTION

The Chairperson welcomed everyone to the meeting and confirmed that the required quorum was present, thereby ensuring the meeting was duly constituted.

The Chairperson called upon the Rescom Chairperson, **Hugh Till (HT)**, to address the meeting.

HT gave thanks to Evergreen for providing a beautiful environment and ongoing maintenance, including the village management for their care and service. Appreciation for the current Rescom members: **Erica Shearer, Tony Joubert, Jenna Monk, John Higgs, and Paul Selby**. Gratitude to the residents who organise activities within the village, making it alive and vibrant. Special thanks to residents who help others who are losing capacity.

RG thanked **HT** and the Rescom for their contribution and introduced GR to the meeting.

GR welcomed the new residents who have recently joined the Evergreen family.

GR gave a detailed explanation of the Evergreen company structure, listing the 5 pillars that forms the basis for the Partnership for Life.

GR confirmed that as of 1 November 2025, Freedom Foods will take over the catering services at Evergreen Muizenberg. Freedom Foods have recently expanded their services from the Noordhoek village to include the Bergvliet and Diep River villages successfully.

GR noted that the FY25-26 levy increases were kept at 5%, however, if residents were significantly lower than the target levy, a higher increase would be applied.

2. ATTENDANCE AND APOLOGIES

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

3. CONFIRMATION OF NOTICE

The notice convening the meeting was circulated to residents, was taken as read.

Proposed by **Jenna Monk** and seconded by **Barrie Howard**.



4. ACCEPTANCE OF PREVIOUS ANNUAL GENERAL MEETING MINUTES

The minutes of the previous Annual General Meeting were circulated together with the notice and taken as read and accepted as correctly recorded.

Proposed by **Richard Bailey** and seconded by **Dee Moon**.

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 **Toni Joubert** and seconded by **Peter Underwood**.

6. EVERGREEN MUIZENBERG VILLAGE MANAGEMENT REPORT

The annual report by the Muizenberg Village Manager, which had been circulated together with the notice of the Annual General Meeting, was taken as read.

Proposed by **Margaret Ferguson** and seconded by **John Higgs**.

7. ANNUAL FINANCIAL REPORT FOR THE 2024/2025 FINANCIAL YEAR

The annual financial report for the 2025/2026 financial year, which had been circulated together with the notice of the Annual General Meeting, was taken as read.

Proposed by **Peter Underwood** and seconded by **Hugh Till**.

8. ELECTION OF RESCOM MEMBERS

RG thanked the current Rescom for all their efforts and noted that it has been a pleasure to work with them since March. RG also confirmed that, as per the process stipulated in the Evergreen Lifestyle House Rules, the following Life Right Holders were nominated for the Rescom, and as no voting will be required, only 5 nominations were received to fill the 6 available seats on the committee. The nominated Life Right Holders are:

- **Toni Joubert**
- **Hugh Till**
- **Rod Stewart**
- **Roy Cowing**
- **Robert Johnston**

The appointments were proposed by **Jenna Monk** and seconded by **Dee Moon**.

9. **GENERAL QUESTIONS**

Question 1 – Leslie de Wet

Why were the Rescom nominations not voted in?

Answer – Question 1

GR explained that according to the House Rules, it states that if fewer than 6 residents were nominated, then no voting will be required as there are only 6 positions available.

Question 2 – John Morgan

Requested a response to three items from the previous minutes

- 1. When can we expect a change in Bistro furniture?*
- 2. Are there any plans for the deck area?*
- 3. When can we expect the painting of the Apartment building and houses to commence?*

Answer – Question 2

GR responded

- 1. The revamping of the lifestyle centre, which includes new furniture, curtains, carpets, etc, has been approved. The work will be carried out in phases.*
- 2. Several suggestions have been looked at; however, there is no plan to upgrade it at this time.*
- 3. The first part of the apartment building repairs and painting has commenced at a great cost to the property company. The houses are painted when required. Inspections will be carried out by the Facilities Manager; **Ian Lombard**, and a schedule will be presented to the shareholders for consideration.*

Question 3 – Blanche Pitt

Are there levy projections for the next three years to assist with residents' financial planning?

Answer – Question 3

GR Responded. The aim is to always keep the levy increases close to the South African CPI number, with a potential addition of 1.5%.

Question 4 – Louis de Haas

Is there an update on the outstanding pictures that were hanging in the passages?

Answer – Question 4

GR explained that the pictures have water damage and will be disposed of. As part of **RG's** refurbishment plan, the passages will be redecorated.

Question 6 – Frances Stafford

The house gutters need to be cleaned of debris and grass, and the pigeons are nesting under the eaves, causing a mess. Residents are strongly urged to stop feeding the pigeons.

Answer – Question 6

GR responded that the teams have schedules and will attend to the cleaning. Pigeons are an ongoing effort to keep them away.

Question 7 – Barrie Howard

How are windows cleaned on Sunrise Boulevard Roadside?

Answer – Question 7

GR responded that Wind-O-Wash are hired to clean all apartment windows every month. We will ensure that they complete the window cleaning as they were hired to do.



Question 8 – Vernon Sutherland

We were advised that the smoke detectors were being tested; however, mine was not tested. The house smoke detectors have not been tested in a long time, and it's a concern for insurance purposes. My smoke detector was replaced, but it has never been fitted to the ceiling.

Answer – Question 8

***RG** responded that the testing of the smoke alarms was for the apartments, as they are linked into the building's fire system. House smoke detectors are battery-operated and not linked to a system.*

***GR** recommended that an audit of the house's smoke detectors be carried out.*

Note made to visit House 44 to ensure the installation of the smoke detector has been completed.

Question 9 – Suzie Kietzmann

Can the Fire extinguishers be replaced with a fire blanket? The extinguishers are difficult for residents to use.

Answer – Question 9

***GR** responded that it is a valid point and will be discussed to see if the extinguishers can be replaced with fire blankets when required.*

Question 10 – Oliver Trevor

Will the Bistro girls be offered the opportunity to move over to the new caterers?

Answer – Question 10

***GR** responded that we don't want anyone to be without employment, so they will be allowed to apply.*

Question 11 – Leslie de Wet

The last fire drill was done a very long time ago. When is the next one due?

Answer – Question 11

***RG** responded that one was scheduled but cancelled due to weather conditions. An evacuation drill will be scheduled with the new Health & Safety service provider as soon as the weather stabilizes.*

Comment 1 – Blanche Pitt

*Kindly request that her name be added to the list of new residents mentioned in the Village Manager's report. **GR** noted this.*

Comment 2 – Stephanie de Haas

Concerned that naming the floors may cause more confusion amongst the residents.

***GR** advised that the numbers would remain once they have been named. The idea is to theme the floors and involve the residents in the process. The goal is to make the apartment floors more pleasing and welcoming.*

Comment 3 – Pat van Eyssen

***RG** was thanked for the improvements made in the gym, but noted that the gym was underutilized.*

Comment 4 – Mrs Toni Joubert

With no further questions the meeting was adjourned at 16h06.



ANNEXURE A

EVERGREEN MUIZENBERG LIFESTYLE VILLAGE ("THE VILLAGE")

APOLOGIES RECEIVED FOR THE ANNUAL GENERAL MEETING OF THE VILLAGE HELD ON 20 AUGUST 2025

H076 – Mr Peter & Mrs Ingrid Heyneke
H102 – Mrs Billie Wood
A232 – Mrs Susan Wood & Mrs Sozon Christie
A234 – Mrs June Orsmond