

**MINUTES OF THE EVERGREEN VILLAGE MUIZENBERG RESCOM MEETING
HELD ON MONDAY, 2nd March 2026 AT 14:00 IN THE BOARDROOM**

PRESENT		
HT	HUGH TILL	CHAIRPERSON
		CATERING
TJ	TONI JOUBET	VICE-CHAIRPERSON
		GARDENS
RJ	ROB JOHNSTON – NOT PRESENT	SECRETARY/HEALTH, SAFETY & SECURITY
DM	DEE MOON	EVENTS & ACTIVITIES
RS	ROD STEWART	FINANCE
JH	JOHN HIGGS	MAINTENANCE
RG	RIAAN GOUWS	VILLAGE MANAGER
KW	KIM WHITWORTH	ASST VILLAGE MANAGER

ITEM	NARRATIVE	ACTION
1.	WELCOME AND APOLOGIES The chairman welcomed all present Apology from Bob Jonston	
2.	APPROVAL OF MINUTES The minutes were approved, proposed by RS seconded by DM.	
3.	MATTERS ARISING FROM PREVIOUS MEETING A suitable place will be found for the Rescom mail box and the board with residents photos when the redecoration of the lifestyle centre is complete. In the interim all correspondence for Rescom can be handed in at reception.	RG, HT
4.	Finance and Statistics The village financial report for December 2025 has been received and is in good order. HT reported that Garry Reed informed the Mancom meeting held on the 16 th Feb that the target levies for the new financial year ending on the 28 th Feb 2027 are. House (Single Occupant) – R5,500 (6.8% increase) House (Double Occupant) – R6,100 (6.1% increase) Apartment (Single Occupant) – R4,400 (7.3% increase) Apartment (Double – Occupant) – R5,000 (6.5% increase) GR noted that all focus remains on keeping levies as low as possible and all upgrades, both internal and external are all funded by the property owner (EPI) and not through levies.	RS, DM

	<p>The Rescom's fund remains at R2770.40 and will be used to support events in the village. The fund will be replenished with appeals for specific causes through raffles or other events.</p> <p>The village population stood at 202 women and 105 men, 307 in total at the end of February.</p> <p>There are 3 vacant houses and 15 vacant apartments.</p>	
5.	<p>Repairs and Maintenance</p> <p>The work on waterproofing and painting of the exterior of the apartment block has reached the end of phase One. Phase Two will commence when EPI has approved the contract.</p> <p>The redecoration of the lifestyle centre is well under way, with positive responses from most residents.</p> <p>We look forward to the end of the disruptions and the new look.</p>	
6.	<p>Gardens</p> <p>There are still some isolated issues with the irrigation system in phase 3. Management has arranged for the contractors to investigate and correct.</p> <p>Management accepted the offer of cuttings from some residents to help fill bare spaces in the common area gardens and requested that they remain within the theme of the gardens.</p> <p>There is still one water connection cover that needs to be replaced.</p> <p>It was agreed that Rescom supports management's efforts to remove all artificial plants and flowers from the common area gardens.</p>	<p>RG</p> <p>TJ, RG</p> <p>KW.</p> <p>RG,TJ</p>
7.	<p>Catering</p> <p>General level of daily meals remains good</p> <p>Valentines' day supper; the food was excellent service not quite as good. Comments from some residents were that the cost was too high and suggested 2 courses rather than 3.</p> <p>RG is in continued discussions with management of the catering company to improve and refine the scope of the service they provide. Some points are more regular theme dinners, 'restaurant evenings' and the use of polystyrene containers for takeaways.</p> <p>The new bar area will have Coffee & Popcorn machines providing facilities for bar evenings.</p>	RG
8.	<p>Events and Entertainment</p> <p>Music evening was a great success as always. Thanks to Laubi Walters.</p> <p>Planned future events.</p> <p>St Patrick's day pub evening 17th March.</p> <p>Music evening 15th March</p> <p>Handle's Messiah on Sunday 5th April</p>	<p>DM</p> <p>HT</p> <p>HT</p>

	Slide presentation of 'Trip to Mpumalanga' including Doornkop, Pilgrim's Rest, Graskop and Kruger Park. By HT 20 th April Possibility of arranging games events	HT DM
9.	Health, Safety and Security At the Mancom meeting GR confirmed that the evacuation marshal documentation has been received and is being adapted for Muizenberg Village, including evacuation routes and marshal guidelines. HT enquired about evacuation drills for houses. RG confirmed that drills are not required for houses, only for apartment buildings. GR proposed quarterly health and safety talks as reminders for interested residents. Laminated evacuation charts will be distributed to each house for emergency reference.	RG HT
10.	General	
11.	Closure of Meeting There being no further business the meeting closed at 15:33	
	Date of next Rescom Meeting 13 th April 2026 at 1400 in the Boardroom	

APPROVED AND SIGNED AT CAPE TOWN ON _____ 2026.

CHAIRPERSON