

**MINUTES FOR THE MEETING OF THE RESIDENTS' COMMITTEE (RESCOM) OF
EVERGREEN LIFESTYLE VILLAGE MUIZENBERG**

HELD ON TUESDAY THE 14th OF JULY AT 14H00 IN THE BOARDROOM

PRESENT																		
HT	HUGH TILL			CHAIRPERSON & CATERING														
TJ	TONI JOUBERT			VICE-CHAIRPERSON & GARDENS														
DM	DEE MOON			EVENTS & ACTIVITIES														
KW	KIM WHITWORTH			ASSISTANT VILLAGE MANAGER														
LW	LAUBI WALTERS			TEMPORARY SECRETARY														
APOLOGIES																		
RG, JH & RS	RIAAN GOUWS - GENERAL MANAGER JOHN HIGGS - MAINTENANCE ROD STEWART - FINANCE																	
ITEM	NARRATIVE					ACTION												
1.	WELCOME AND APOLOGIES - The chairperson welcomed all present. - Apologies from RG, JH & RS were accepted.																	
2.	APPROVAL OF MINUTES The minutes were approved, proposed by TJ and seconded by DM.																	
3.	MATTERS ARISING FROM PREVIOUS MEETING All matters were dealt with under the following headings (3.1 to 3.6):																	
3.1	Finance and Statistics - The state of the Village finances was reflected in the approved management accounts of the first quarter, as received by HT. - The state of the Residents Committee Fund is reflected in the table below: <table><tr><td>Date</td><td>Details</td><td>Debit</td><td>Credit</td><td>Balance</td><td>Remarks</td></tr><tr><td>14/07</td><td>Monthly</td><td></td><td></td><td>R2520.40</td><td>Unchanged</td></tr></table>					Date	Details	Debit	Credit	Balance	Remarks	14/07	Monthly			R2520.40	Unchanged	
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	- The village population at the end of June 2026 was: 214 women. 106 men. - Total of 320 residents. - Occupancy of 95% ("Operational Statistics" – June 2026). - More recent sales have enhanced the growth trend and occupancy rate. - Only one house and one apartment are available for resale as at 14th of July 2026. - A list of new residents since February was presented by KW. This would be passed on to Sandra Fisher-Jeffes to organise a welcoming function.	HT & DM
3.2	Repairs and Maintenance - The state of the properties is good. - The streetlights (e.g. outside house 72) has been inspected and the parts have been ordered. - The phased external restoration of the apartments is welcomed and appreciated. - Information related to the servicing of lifts was provided by KW in response to a question by HT: - It was noted and appreciated that RG met with Schindler Lifts; ensuring the conditions of the service level agreement are being met. - The television volume control used for viewing rugby has been unreliable, causing difficulty for viewers. This needs attention please.	KW KW
3.3	Gardens, Trees and Irrigation - The state of the village gardens is good. - The irrigation system in phase 3 has been set to a 'winter cycle' using 40% less water by changing the timing from 20 minutes to 15 minutes. - The sprinklers themselves need to be checked and corrected, where necessary. - The bushes obstructing the sprinklers need to be cut back, where necessary. - There is a plan to prune the trees and bushes around the boardwalk area.	KW

3.4	Catering - The quality of standard daily meals during the week is good, but not consistent. This could be improved. - The service levels in the Bistro are good. The staff is always helpful.	KW
3.5	Events and Entertainment - Management of the “On the Rocks” Bar: - A meeting between stakeholders was held to discuss the content and implementation of the protocol. - Theo Verrijdt and his three assistants then opened the “On the Rocks” Bar in June. - Theo Verrijdt submitted a stock and financial report for up to 26th June. RESCOM have requested additional information for clarity. - Additional feedback by HT, DM and TJ includes that: - Residents are enjoying the service. - HT, DM and Theo Verrijdt (TV) will meet to plan the way forward. - Events that happened in the last month and that are still to come: - June: - Father’s Day - was a great success, fabulous food and service. - July: - Inter Village Games Challenge - was a success. - Rugby SA vs England - Braai was a success. - Sunday Evening Music Festival - was a success. - Still to come: - Abba Tribute - 18th - Xmas in July - 24th - Events being planned for August: 7th - Social Dinner. 8th - Residents Braai. 16th - Sunday Evening Music Festival. 18th - AGM. 19th - Women’s High Tea - Dr Shirley Zinn as guest speaker. 27th - Pop-Up Market.	HT, DM & TV

3.6	Health, Safety and Security Fire drills and evacuation: - It is understood that a well-structured fire drill and evacuation procedure is essential for ensuring safety during emergencies, involving preparation, execution, and post-drill evaluation. - HT suggested residents to be pre-warned of the date of the next fire drill and be provided with a reminder of the logistics as well as the requirement for participation and roll call. This will be considered.	KW & HT
4.	GENERAL HT will prepare and circulate the agenda for the next Residents Committee meeting.	HT
5.	CLOSURE OF MEETING Meeting was closed at 15h45.	
6.	DATE OF NEXT RESIDENTS COMMITTEE MEETING 11 TH August 2026 at 11 am.	

APPROVED AND SIGNED AT CAPE TOWN ON _____ 2026.

CHAIRPERSON