



AGM

Thursday 17th April 2018

Present

Apologies

Directors:

Stuart McCulloch
Wendy McCulloch
Juliette Owens
Julie Howes
Jonathan Cook

Alex Escudero

Non-Director Board Members:

Sally Denny-Morley

Peter Tse

Accountant:

Andrew Long - Maven Accountants

Members:

Nigel and Ann Richardson
Matt Dagworthy
Jacqueline Gilbert
R Brown
Kathy and Ray Kent
Pat Axford
Lynda Gasson
Karen Foreman
Reuben Pengelly
Natalie Yeo
Paul Osborne

Rita and Chris Maxwell

Adam Roberts - Radian

1) New Director's Ratification

The current Directors were each willing to stand for another year and were individually re-elected.

2) Introduction

Stuart McCulloch as Chairperson welcomed the members to the meeting.

3) Financial Position and 2017 management Accounts

The members attending were given a financial handout showing the accounts for 2017. Andrew Long gave an overview of the current financial position which he considers to be good.

4) The Estate

Stuart on behalf of the Estate Director Alex Escudero explained the work that had been carried out on the Estate during 2017.

5) The Flats

Juliette Owens gave a summary of the jobs carried out on the three blocks of flats.

6) The Future

Stuart told the meeting about planned works for the future.

7) Questions

Question - The roads on the estate leading into Borden way are unmarked it would be safer if there were white lines is this a possibility?

Answer - The roads on the estate have been adopted by Test Valley Borough Council, the more residents who contact them about this would increase the chance of having the junctions marked.

Question - The parking on the roads is an issue should the Fire Service need to bring an appliance on site in an emergency.

Answer - The Management Company are unable to police the on road parking but it was felt that a fire appliance would get through even if it meant pushing the vehicles causing an obstruction out of the way.

Question - A commercial vehicle was being parked onsite causing an eyesore and leaking oil. What can be done to prohibit this and similar vehicles parking on the estate in future?

Answer - Wendy McCulloch has been researching the membership terms and conditions to find where it was thought to have stated that no commercial vehicles should be

parked overnight on the estate. She has been unable to find this but did find a clause about nuisance factors which could possibly cover these situations. She has also spoken to the Management Companies solicitor who said that we are unable to stop the parking. If the vehicle owner is in a Radian property then we could contact Radian who would have more influence.

Question - One member said that they had tried to pay their service charge but the invoice did not have the Management Company sort code number on it.

Answer - We will look into this and provide the member with the correct details.

Question - A Borden Way resident said that the back door did not fit and when it rains the new matting gets wet. Two residents from Borden Way thought that the fitting of new doors were in the pipeline and believed that this had been promised by the previous Management Company.

Answer - Stuart McCulloch explained that as a new board procedure had been followed through the consultation process and all owners of the flats had been contacted by letter as to what should be priority spending for the flats. There had been very few responses to this consultation and so the internal redecoration of all blocks was carried out inline with policy. If all the residents/flat owners in Borden Way flats agree to new door/doors then they are entitled to get several quotes and agree what doors they would like. They can then let the Management Company know how much of the reserves to be spent bearing in mind that there is always possible future expenditure. The reserves for Borden Way flats is just under £9,000.

Question - A member asked if owners of properties on the estate that are rented are contacted when residents/owners are contacted.

Answer - Yes owners of rented properties are contacted by letter and by email.

Question - A Harris Way resident asked about how to stop the drains issue of roots in the drains which was recently sorted by Southern Water with no charge. The Southern Water operative had said that they cleared it this time but it was the Management Company responsibility.

Answer - The Management Company dispute this as all drainage works below the surface are the responsibility of Southern Water but will ensure that plants are kept clear from around manhole covers.

Question - What is happening about the Head-lease?

Answer - The ground rent is being collected but cannot be paid to the new owner of the Head-lease until the ownership has been registered.

Question - Dog fouling

Answer - Wendy McCulloch has sourced two new bins one for Authie Green and one for the Borden Way green. The cost of these plus the cost to empty them will be discussed at the next Manage Committee meeting. There will be signage on the bins.

Question - A member said that there had been incidences of large companies contacting individual households saying that they are replacing doors on the estate implying that it was with the agreement of the Management Company. Another said that they had been asked to quote for facias.

Answer - Should anyone be contacted by a company under similar circumstances please pass the details to the Management Company. When Virgin was installed on the estate this had not been agreed by the Management Company. Households on the estate should they want Virgin cable may never get connected.