

## **Saxon Court Annual General Meeting**

**Friday 14<sup>th</sup> October 2016**

### **1 Apologies**

There were apologies from Michael, Lynn, Laurie, Pam, Mary and Rob and a Proxy has been received from Grace.

### **2 Minutes from last AGM**

The Minutes of the last AGM held on 26<sup>th</sup> October 2015 were approved.

### **3 Matters arising from last AGM**

OCD had creosoted the bin store following the last AGM and they had also cleaned all the balconies and at a very good price, albeit hampered by the weather.

The moss remained an issue and it was clear that the spray was not very effective and the Committee will look for an external company to advise and also to advise on the moss on the rear terraces. Green Thumb were suggested.

### **4 Directors report**

The Chairman thanked the other Directors and EPM for their help over the year. The Committee had regular meetings and the normal email communications as well.

Over the course of the year there was the serious issue of the flooded lift pit in 7-12, and after detailed and lengthy negotiations the cost of this work was met from the buildings insurance and at a cost of circa £10,000.00. James confirmed that one of the drains had cracked and this had caused the water to enter the lift pit which subsequently damaged the lift. Whilst the delays couldn't be helped the breakdown affected a lot of residents in the block.

It was clear that the recent delay with the lift repairs was not acceptable and EPM had now tendered the lift maintenance contract with three other service providers and was awaiting the results.

Next year will be the year that the Directors stand for re-election.

### **5 Financial Report 31<sup>st</sup> March 2016**

The Chairman advised that the accounts for the year end were self explanatory and that at the end of the financial year the property was left with reserve funds of £4,857.21. There were no questions on the accounts.

### **6 Reserve fund position (anticipated)**

EPM had prepared a reconciliation to budget report and this showed that the service charge account is currently running on budget, with no problems being reported for

the remainder of the financial year. Residents to bear in mind that we are only half way through the financial year however.

At the end of the year after paying the current lift repair bill the reserve fund should still close at circa £4,000.00.

## **7 Future management charge**

The Chairman stated that it would be prudent to collect more money to cover eventualities and that the Committee had also planned 3 projects: -

1. To change lights over to LED's, this would cost circa £1,000.00 with a 2 year pay back.
2. To have all moss from the block paving removed, have them cleaned, sanded and then sealed to prevent further growth.
3. Block 1-6 is in need of redecoration.

With this in mind the proposal was to implement a £10.00 per month rise on 1<sup>st</sup> April 2017 and a similar percentage increase for the bungalows as this would allow the planned works to be programmed into the schedule. This was unanimously agreed by all those present.

The target is to get the reserves back to around £8,000.00 - £9,000.00 with £5,000.00 to be kept as a minimum to offset large items of expenditure.

## **8 AOB**

Parking signage was again discussed and it was decided that it would still detract from the appearance and would not stop people turning round in the parking area.

The Velux windows were not cleaned the last time round by the window cleaners, Marjorie would speak with them as Alan had asked them to and they had cleaned his.

There was an issue with a light in the corridor and this was possibly just a bulb.

Cyclists on the pavement were an issue in that vehicles cannot see them when they leave the property, Simon had written to the Police but to no real avail. James advised Simon to pass the details onto EPM and they would write as Managing Agents for the development.

There being no further business the meeting was closed.