

## DRAFT

### **Saxon Court (Guys Cliffe) Management Company Limited Annual General Meeting Minutes Monday 15<sup>th</sup> January 2023, at 7pm, Tennis Club**

#### **Present**

A. Benbow  
S. Jestrovic  
M. & L. Lucas  
P. & C. Darby  
K. Abbey  
H. Bybordi  
A. Millard  
E. Robson  
H. Moisl

#### **1. Apologies & Welcome**

Hermann Moisl opened the meeting and welcomed existing residents as well as new ones in Flat 1: Peter and Nic Harrison. Apologies were received from M. & J. Clarke, B. Hatfield, T. Simpson, A. Bray. An EPM representative had been expected to attend but cancelled at the last minute.

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

The Minutes of the last AGM, held on 8 December 2022, were approved with no corrections. These will be uploaded to the website.

#### **3. Matters Arising from the last AGM**

Several residents raised queries about progress with lift maintenance and emergency telephone replacement. The only authoritative answers could have come from the EPN representative, who was unavailable,

#### **4. Chairman's Report**

- The insurance claim for the damage done by the fallen tree in the back garden was settled and all the wall was repaired.
- Trees and hedge in the back garden were trimmed.
- The situation with regard to use of the bins is still unsettled: there have been cases of inappropriate items being placed into them. Residents were asked to note that there is no longer a kitchen waste bin, and no prospect of one. Residents are asked to put such waste into sealed black bags in the waste bins allocated to them.
- The only major maintenance items currently outstanding are the scheduled lift repairs and replacement of the current analog telephones in the lifts with digital ones.

#### **5 6. Financial Report to 31 March 2022**

EPM provided the accounts, but in the absence of their representative no verbal presentation or answers to queries were available. Several observations were made by residents.

- Net assets are down from last year on account of larger than usual maintenance expenditure.
- Property insurance, communal cleaning, and gardening had all increased substantially. The last of these was seen as excessive, given what the gardeners actually did.
- EPM's management fees has increased without the Residents' Committee being notified.

#### **7 / 8. Life maintenance and lift emergence telephones**

EPM was to report on these matters, but in the absence of their representative no reports were available.

#### **9. Appointment of Directors**

Hermann Moisl resigned as Chairman of the Residents' Committee and was replaced by Anna Benbow via acclamation. The other current members of the Committee remained in post, and were joined by Peter Harrison.

#### **10. Any other business**

Various issues with respect to replacement of EPM as the Saxon Court management service were raised. The new Residents' Committee chairman undertook to identify possible replacements.