

Saxon Court Annual General Meeting

Monday 20th October 2014

1 Apologies

There were apologies from Grace, Brian and Rob.

2 Minutes from last AGM

The Minutes of the last AGM held 17th October 2013 were approved without change

3 Matters arising from last AGM

There had been no further video entry phone problems reported.

Parking was still an irritant and all that can be done had been done. John advised the floor that the police are taking an interest and that traffic wardens will keep a watch on the situation. Simon and Michael Lucas will look into the road markings, evening parking is not great and they will look into proposing a limited parking scheme.

Trades people can park along the railings as this was the general agreement but visitors are not to.

If any residents have any views or comments these can be passed over to the committee for them to deal with.

The rear steps had been built and although the majority of residents thought they were fine one still thought the area was too wide and struggled with a stick.

The lift notices were put on and the claim made for the doors from the Buildings Insurers.

4 Directors report

The Chairman thanked EPM and the Board for their help and assistance over the past year the Board met regularly to discuss various issues.

There had been a further overspend on maintenance by around £1,000.00 as in previous years and ideally the estimate for repairs should stand at £2,000.00 in future.

Despite niggling matters the building remained sound the only real issue now is the external decorations.

Despite the overspends and other capital projects the reserve will still bank around £5,000.00.

5 Financial results 2013/2014

The Service Charge accounts for the year ended 31st March 2014 had been posted to all residents prior to the meeting. The income for the year was £18,161.00 and the expenditure for the year was £16,650.00 with £1511.00 going towards the reserve fund.

The lift line costs were queried, these were explained as BT lift lines that cover the emergency call phones.

The side gate locks were mentioned and that the one lock code was not easy for some to use.

The account was overspent with costs on the lifts, communal electricity and general maintenance. One battery had been replaced on one of the lifts and the other one could go and the replacement costs would be circa £1,000.00.

The Chairman did point out that all expenditure goes through the committee first before being authorised. There have been a number of electric light issues but as the need to light the development is highly important these expenses have had to be incurred.

7 Reserve fund position

At the end of March 2014 the reserve fund stood at circa £3,500.00 and with this financial year a further £1,500.00 will be added to give a total of £5,000.00.

8 Outside decoration and maintenance. Timetable and financing

The external decorations are needed and are a lease condition. Earlier in the year 3 quotations were considered for this work. One was £12,000.00 one at £14,000.00 and one at £18,000.00 to all include scaffolding. The Board and EPM started negotiations with DMR who currently do work on site and whom EPM have used for many years. It was agreed that they would paint all external previously painted areas minus the wooden decking and bases for a total cost of £7,250.00 plus VAT and any potential materials price rise. They would start in April/May 2015.

This work would result in a supplementary charge to all apartments of £400.00 and for each bungalow a cost of £175.00, this was put to the floor and unanimously approved. Following the completion of the work this will leave circa £1,000.00 in the reserve fund as a baseline contingency. This invoice would be presented to all in March 2015.

A question was raised that Martin needed to cut back some bushes and shrubs prior to the decorators starting and the committee will speak to him about this.

A question was asked if the metal railing had been included within the quote, it hadn't but the contractors could be asked to deal with this whilst on site.

It was agreed that the Committee would ask Martin to quote for creosoting the bin store.

9 Future management charge

The Chairman proposed that the service charges for the apartments be increased by £10.00 per month to £130.00 per month with effect from the new financial year and that the bungalows increase to £40.00 per month this was agreed unanimously.

10 Election of Directors

The Chairman advised that all Directors were willing to all stand for re-election. It was proposed by Professor Millard and seconded by Dorothy that the Directors were all re-elected.

Professor Millard expressed his gratitude on behalf of the floor to the Board.

11 AOB

It was pointed out that sometimes the bin men would leave the lids off the bins and was there an update on the bin issue and recycling. James advised that the person in charge was on maternity leave which is why the residents had heard no more. James will chase up her department and advise.

The Committee are purchasing a decking brush for use on the balconies and were in discussions with the window cleaners about them carrying out this work.

There being no further business the meeting was closed.