

Saxon Court Annual General Meeting

Monday 26th October 2015

1 Apologies

There were apologies from Gill and Mary

2 Minutes from last AGM

The Chairman advised that the committee had now spoken to the gardener and had arranged for a quote to be obtained to creosote the dustbin area, cycle shed and surrounding fences.

A question arose as to whether the window cleaners had shown interest in quoting for the painting to the decking; the Chairman advised that they had not come back to the Committee so presume not.

A question arose as to whether the gardener would be dealing with the moss in the block paving, the Chairman advised that the gardener would deal with this problem and that the gardener would decide on when this was necessary to be carried out.

The Minutes of the last AGM held 20th October 2014 were approved.

3 Matters arising from last AGM

There were no matters arising from the last AGM.

4 Directors report

The Chairman reported that the year 2014/2015 had been an easy year and from a financial perspective it was very satisfying.

Thanks were given to the committee who met regularly to discuss issues.

There was a vote of thanks from the floor to the Chair and the whole of the Committee.

There had been around 185 emails between the Committee and EPM and EPM were thanked for their attentive replies on topics such as external decorations, video door entry phones, loft doors, insurance, freehold, reserve funds and electricians.

There were also around 40 emails between the Committee and the gardeners and tree surgeons.

A question arose around the freehold and the Chairman advised the floor that there was a paper that had been prepared by EPM for the meeting that would be handed out at the end.

5 Financial results 2014/2015

There was good news in that the gardening, general maintenance and electricity were underspent by circa £1,060.00, with the lift maintenance and fire system maintenance over budget by circa £460.00 this left a net saving of £600.00 to the reserve fund.

6 Forecast 2015/2016 including costs to date

The service charge account is currently running on budget, with no problems being reported for the remainder of the financial year.

7 Reserve fund position

Following contributions from residents that amounted to £5,150.00 we were able to carry out the external redecorations and still held the reserves intact and at the end of 2015/2016 the reserve fund position will stand at over £5,000.00, which puts Saxon Court in good shape.

8 Outside decoration and maintenance. Vote of thanks

A vote of thanks was given to DMR who carried out the external decorations, who worked professionally and with courtesy shown to all residents.

There had been two slates on the roof with some minor damage that could have been caused by the cherry picker that was used by the decorators although this could not be proved. AC Lloyd were probably going to pay for this as part of the works they were carrying out under the 10-year insurance policy.

9 Future management charge

The Chairman proposed that the service charges remained static, as an increase was not needed next year. He did however advise that there would be one in the following year in line with the cost of living.

10 Ongoing Decorations and Repair/Maintenance

The decking areas needed some maintenance although there were some areas that needed more work than others, one estimate had been received at around £4,000.00 Simon will speak to another contractor, as this cost was deemed excessive. The decking to Marjorie and Dorothy's property would need works first with the others being done in two phases to ensure reserve fund levels were not depleted. Once this work had been carried out it would hopefully not be needed again for around 10 years.

The quote received for the railings around the development was too excessive and the committee will continue to look for someone to be able to do this work at a more competitive price.

11 AOB

The Chairman apologised for the tone of the recycling notice but that it was still a small issue. The Chairman advised that the guilty party had now owned up.

Someone had still wrapped up some food waste in a plastic bag that will not degrade and someone had also left a toilet seat and a lampshade in the bin area as well.

There was a vote on whether or not "Private Property" signage was needed on the external wall to deter people from using the drive to turn round in. The vote was not in favour of this action.

A question arose as to whether a device can be put on the doors to keep them open when people are bringing in shopping, James Moorman pointed out that with these devices people have a tendency to leave the doors open and this compromises the security of the block. EPM would look into possible alternatives to discuss with the Committee.

Carers were again disposing of rubbish incorrectly and the Chairman agreed to write to their employers on the matter.

There being no further business the meeting was closed.