

Saxon Court Residents' Committee: minutes of meeting on 4 February 2021

In attendance: Hamed Bybordi, Alan Millard, Hermann Moisl, Liz Robson, Dragan Todorovic.

1. Approval of minutes from last meeting

The most recent meeting of the Committee was on 8 September 2020. Minutes are available at <http://www.saxoncourt.hermannmoisl.co.uk/SaxonCourtComm080920.pdf>, and were adopted.

2. Matters arising from minutes of the most recent meeting

2.1 Operational procedures

It was agreed that a document making explicit the Residents' Committee's operational procedures be formulated and published on the Committee's website. This was adopted and is now available at <http://www.saxoncourt.hermannmoisl.co.uk/remit.html>.

2.2 Buildings maintenance

A list of various maintenance issues was compiled:

- i. The wood and metalwork of the buildings will require painting in the coming year. Agreed that EPM be reminded of this.
- ii. Finalisation of balcony woodwork repairs and refinishing in consultation with EPM. Agreed that EPM be reminded of this. Dragan asked for special refinishing dispensation in view of the complete replacement of his balcony last autumn, and this was agreed.
- iii. Repair of the loose fence panels in the back garden. Several have been repaired, but 2 and possibly 3 more require repair. Liz will obtain a quote.
- iv. Survey of the bin enclosures to identify and remedy problems, ie, failure to latch properly. Hamed, Dragan and Hermann agreed to carry out an inspection and to do any necessary small-scale repairs.
- v. Replacement of side gates into the garden. Hermann has purchased the materials, and when lockdown lifts he will return to his workshop in Kendal and build them. Combination locks similar to those currently in place to be fitted.
- vi. Replacement of remaining fluorescent lights in the hallways with LED equivalents and sensors checked. One external light remains to be updated. Hamed will deal with this.

2.3. Recycling

There is still some confusion about what waste goes into which bins. Hermann will post a notice above the bin reserved for kitchen waste.

3. Matters arising from the AGM minutes

The issues listed in (3) above were reported at the 2020 AGM, where action on them was approved. In addition, the following ones were raised for consideration at the next Residents' Committee meeting, that is, at this one.

- i. Security: Various security measures were discussed at the last AGM but no action has been taken on them on account of Covid restrictions. Further discussion agreed on the futility of most of the feasible security measures discussed. Dragan and Hermann will meet once the lockdown is lifted to discuss remaining possibilities.
- ii. Bicycle shed: There are two bicycles in the shed which have been there for a long time and are clearly no longer used, but they make use of the shed by other residents awkward. There is no legal warrant for their removal, and informal agreement for a mutually convenient resolution was agreed on.
- iii. Residents are responsible for those components of front-door intercoms inside their apartments, and EPM for apartment-external ones. Residents are also responsible for ensuring that their fuse boards and smoke alarms have been professionally checked.
- iv. The level of charge for telephones in the lift was argued to be unnecessarily high, and Dragan

Todorovic undertook to look into a cheaper supplier.

v. A worry was expressed about the stability of a tall tree in the neighbouring property behind Saxon Court. The meeting agreed to send a letter pointing out potential liability to the tree's owner if it should fall. EPM should be asked to write to the owner of the tree asking for professional assurance that the tree is safe.

vi. The carpets on the stairs and landings in the upper floors in both blocks have faded and now look unsightly. The meeting resolved that the Residents' Committee should consider options for remediation or wholesale replacement of the flooring. Liz will contact a flooring specialist for advice together with a quote.

vii. The frequency and thoroughness of the bin cleaning was questioned. It was agreed that dustbins should be washed every two months. The contractor should be contacted about proper drainage after cleaning, and EPM should be asked for the contractor's contact details.

4. Sumitted issues

i. Roof survey: EPM was asked to organise a survey. Roof integrity was agreed to be fundamental to buildings maintenance, and the meeting agreed to ask EPM to proceed with the survey.

ii. The maintenance status of the bungalows, which are freehold. It was pointed out that the accounts itemise the relative maintenance entitlements of freehold and leasehold properties.

iii. Estate agents and solicitors involved in the sale of Saxon Court properties should be made aware of the policy regarding pets. There was unclarity about how this could be implemented, and it was agreed that EPM should be consulted for advice.

iv. The trade button for admission to the flat 7-12 block only works inconsistently. EPM should be asked to implement repair.

HM