

Residents' Committee Meeting, 8th September, 2020

The Chairman opened the meeting.

In attendance: Dragan Todorovic (chairman), Alan Millard, Hamed Bybordi, Hermann Moisl
Apologies: Liz Robson

In what follows, 'EPM' refers to the Management Company.

1. Resignation of Chairman

Dragan resigned the Chairmanship and, after discussion of possible successors, the meeting agreed to nominate Hermann Moisl for ratification at the next AGM. Dragan will remain a member of the Residents' Committee, and agreed to act as Deputy Chairman.

2. Operational procedures

The current renovation of the balconies gave rise to a certain amount of confusion about what needed doing and when. To forestall such confusion in future, it was agreed that a document making explicit the Residents' Committee's operational procedures be formulated and published on the Committee's website. The need for such a document was raised and approved at the meeting of 7 March 2020, where Hermann Moisl agreed to compose one. This document will be presented for discussion and possible adoption at the next AGM.

3. Buildings maintenance

A list of various maintenance issues was compiled:

- Finalisation of balcony woodwork repairs and refinishing in consultation with EPM.
- Repair of the loose fence panels in the back garden.
- Survey of the bin enclosures to identify and remedy problems, ie, failure to latch properly.
- Replacement of side gates into the garden. Hermann volunteered to produce metal replacements if that is what the community wants.
- Replacement of remaining fluorescent lights in the hallways with LED equivalents.
- Replacement of the fallen wooden section in the eaves above Michael Clarke's flat.
- Roof survey: several pieces of what appear to be roof slates have been found.
- More frequent window washing - two-month intervals rather than three.
- The wood and metalwork of the buildings will require painting in the coming year.

These issues should be addressed as quickly as possible. The meeting of 7 March 2020 agreed that small jobs within the competence of Committee members, such as light bulb replacement, could be undertaken without involvement of EPM. With respect to larger jobs, two approaches were discussed. One approach was that the Committee should obtain several quotes and discuss them with EPM. The other was that EPM should obtain quotes and ask the Committee to decide on one, noting that EPM has the knowledge and experience to approach suitable contractors. The consensus was that these approaches are compatible, and where necessary could be pursued in conjunction.

4. Recycling

There is still some confusion about what waste goes into which bins. The meeting undertook to write to all residents clarifying this.

5. The Annual General Meeting

The Chairman undertook to write to EPM asking them to prepare an agenda together with information relevant to the AGM and to suggest some possible dates.

