

MARINERS WALK MANAGEMENT CO. LIMITED

Annual General Meeting Minutes

Thursday 29th November 2018

Absent: Kingsley Itiveh absent with apologies.

Present:

Frobisher Road	Columbus Square	Cook Square	Mariners Walk
Flat 6 – Mr Robson	Flat 16 – Mr Robson	Flat 2 – Mr Robson	
Flat 24 – Mr & Mrs Smith	Flat 35 – Mr Forge	Flat 12 – Mr Mutler	
Flat 34 – Mr Phillips	Flat 53 – Mr Wilson	Flat 21 – Mr Robson	
Flat 44 – Mr Hoare		Flat 33 – Mr & Mrs Smith	
Flat 98 – Mr Robson		Flat 34 – Mr Bessell	
Flat 112 – Mr Robson		Flat 37 – Mr & Mrs Smith	
Flat 220 - Mr A D Johnson		Flat 50 – Mr Wilson	
		Flat 54 – Mr Robson	
		Flat 55 – Mr Robson	
		Flat 58 – Mr Robson	

Ken Moore – Director – Residential Block Management Services Ltd

Michael Welch – Property Manager – Residential Block Management Services Ltd

Resolutions:

Resolution	Votes For	Votes Against	Abstained	Outcome
1. To re-elect Mr Dean Hoare as Director	9	0	0	It was resolved that Mr Dean Hoare be re-elected as Director

2 proxy votes were received all in favour of re-electing Mr Dean Hoare as Director.

With no further business to discuss the meeting concluded at 19:15pm.

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Members Meeting Minutes

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ESTATE

Resurfacing of Car Park 28 and Pathways within Columbus Square

The carpark outside of block 28 and the pathways within Columbus Square were resurfaced this year, with new lines and numbers painted. The total cost for these works was £27,410.40 and this was paid for from the Estate Budget.

Notes: Workmanship Guarantee for 12 months. All work laid in accordance with EN13108 (BS 4987).

Dumped and Non Roadworthy cars

The leases states that only a roadworthy vehicle is allowed to be parked in the residents bays of the estate. A walk around of all carparks on the estate was carried out and a list drawn up of the suspected dumped and non-roadworthy vehicles on the estate and a total of 39 vehicles were listed. Notices were affixed and within a week 20 were gone, 10 more within a month. Details are being obtained from the DVLA to enable contact with remaining car owners.

Fly Tipping

Although it remains a large problem on the Estate, it has been cut down. Where in 2017, £13,003 was spent on removing various items from the Estate, this year sees a reduction with £9,779 spent to date.

BLOCKS

Electricity Costs

Electricity expenditure in 2016 was £9,807, 2017 £5,403. Unfortunately due to electricity companies raising costs for electricity across the board, electricity costs will be rising by 12% in 2018.

LED Lights

Out of 282 lights only 2 had to be replaced. Of the 82 external lights, we lost 5. All were replaced under warranty so we did not have to pay for these. The maintenance cost of these lights since they were installed has been £55. Before they were installed a total cost of £4,000 was paid out in 2016 alone so a very large improvement has been made.

Repairs and Improvements

Where main communal doors have been opening too wide, posts and straps have been installed to stop them. On bin stores, Ken has been replacing the flimsy brackets with thick brackets as and when they break which will not bend. Acrylic panels have been replaced where they were scratched and burned, resulting in a much better look for the block.

Health & Safety

Fire Risk Assessments have been carried out on all blocks, recommended works were identified and these included further compartmentalisation. We are looking to carry these works out into 2019.

Monthly safety checks continue and the Annual Emergency Light Drain Test was carried out on the 5th June 2018.

Major Works – External Cladding & Guttering Works

The Phase 1 works to Blocks 1, 7, 8, 12, 14, 15, 17, 19, 20, 24 and 25 are complete. These are for the repairs and over capping or replacement of the Fascias, Soffits and Cladding with UPVC and the replacement of the guttering with UPVC deep flow guttering.

Blocks 3, 5, 6 and 10 are complete.

Blocks 9, 13 and 18 are currently in progress.

Future Works

Car Parks and Resurfacing to continue – The Cook Square Pathways & Car Park 29 will be resurfaced in 2019. The plan for the remaining car parks is as follows:

2020 – Mariners Walk Pathways & Car Park outside Block 7. (Cost £7,881 & £16,457 = £24,338)

2021 – Car Parks outside Blocks 3 and 4. (Cost, £5,864 & £17,813 = £23,677)

2022 – Car Park outside Block 1 & 8 (Cost £17,007 & £16,166 = £33,173)

2023 – Car Parks outside Blocks 11 & 12. (Cost £16,401 & £15,828 = £32,229)

Lease Extensions

2018 Lease Extensions have seen premiums paid as follows:

<u>Beds</u>	<u>Low</u>	<u>High</u>
2	£12,621	£22,193
1	£10,423	£17,123
Studio	£9,000	£12,061

As there is a large discrepancy between the premiums paid, it is important that a trusted surveyor is instructed to carry out a valuation as to the cost of your Lease Extension before you proceed.

General Updates

Arrears – The total amount of arrears for 2017 was £45,476, and we are pleased to confirm that to date this has fallen to £35,806. We will continue to chase those in arrears to reduce this further.

Insurance Costs - We were instructed by SGI to renew with Princess Insurance Agencies. However this has seen a £13,000 increase in cost as opposed to comparative quotes that were obtained, with Adler Insurance quoting £50,262.69, which also includes other benefits that we do not currently enjoy with Princess Insurance Agencies. We will be taking the matter to the FTT and seeking to obtain the difference in cost from SGI.

Website – We would remind everyone that Mariners Walk does have their own website this is www.marinerswalk.co.uk and there are various records available online via the website such as accounts, buildings insurance certificates, expenditure reports, emergency lighting, Fire Risk Assessments and smoke detector testing reports.

AOB

- Bannisters need replacing, general redecorating. Minimal fixing up.
- Internals are due next year, every 3 years thereafter.

With no further business to discuss the meeting concluded at 20:00PM.