

MARINERS WALK MANAGEMENT COMPANY
MINUTES OF ANNUAL GENERAL MEETING

HELD ON
Thursday 28th November 2019 at 7:30PM

Erith Leisure Centre
Avenue Road
Erith
Kent
DA8 3AT

Attendees:

Chairman

- Mr K Wilson	- Mr J Rooke
- Mr K Itiveh	- Mrs J Smith
- Buckford Estates	- Mr R Smith
- Mr R Jeffery	- Mr M Beagley
- Mr D Forge	- Ms V Apere
- Mr S Bessell	- Mrs N Dix (PJJS)
- Ms L Nation	
- Mr F Franklin	
- Mr P Smith (PJJS)	

Apologies were received from Mr Ray Robson and Dean Robinson.
One proxy received from Mr and Mrs Hardin (200 Frobisher Road) for Mr David Forge
Mr P Smith welcomed those present and opened the meeting at 7.30pm.

1) **The Annual General Meeting minutes held on Thursday 29th November 2018 to be approved.**

Proposed by Mr S Bessell, Seconded by Mr K Wilson. Approved

2) **Re – election of Kingsley as Director**

Proposed by Mr J Smith and Seconded by Mr D Forge. Approved.

3) **PJJS Management presented a slide show to the residents**

Ken Wilson spoke to the residents regarding building up funds to eventually replace the site boundary fence as the current fence is the original fence from when the site was built and some of this has already been replaced.

PJJS

Voting on CPM was opened to the floor. The general consensus was that the parking was a good idea however concerns were raised of the legalities on employing a parking company. PJJS explained it is belied the lease is silent regarding this but PJJS will check.

PJJS

Mr J Rooke raised a point regarding selective licensing in Erith. PJJS will look into this and check with Erith Council.

PJJS

There being no other business the AGM closed at 8:00pm

General Meeting opened at – 8:05pm

Any other business

Mr J Rooke asked if all residents can be made aware of when the resurfacing will be carried out on site so that residents cars can be moved.

Mrs L Nation – Asked for confirmation for her private garden as she has some over grown trees. PJJJ confirmed that this is her own garden it will need to be dealt with privately.

Jayne Smith (ex Director of Mariners Walk) was invited to update the meeting on the Tribunal Claim brought by herself, Ray Robson (ex Director) and Others against Mariners Walk and she declined.

The meeting was advised that the Claims in respect of their 15 properties amounted to £127,000 which represented the full refund of the service charges paid for the years 2012 to 2019. Mr Wilson advised that the Claims had taken up an inordinate amount of his time and that it was the Board's intention to robustly defend the Claims which were considered unsupported allegations. It was noted that further Tribunal Claims had been made in respect of 2 other developments by Mr Robson citing similar grounds.

Mr Wilson advised that Roger Hardwick of Brethertons Solicitors is advising Mariners Walk and in answer to a question from the floor he advised that legal costs of £13,000 had already been incurred and if not recoverable from the Claimants then the Members would have to pay. Peter Smith advised that the Members will be advised, as necessary.

Peter Smith thanked everyone for attending and also the Directors for their work during this year.

There being no other business the meeting closed at 8:11pm

PJJJ