

Queenswood Management Association Limited

Company No: 1008511

Registered Office: 164 Cranbrook Road, Ilford, Essex, IG1 4NR

MINUTES OF THE ANNUAL GENERAL MEETING HELD AT THE ALDERSBROOK TENNIS CLUB, BLAKE HALL CRESCENT, BLAKE HALL ROAD, WANSTEAD, LONDON, E11 3RH AT 8PM ON MONDAY 13TH JANUARY 2014

Present:

Griff Griffith (Company Secretary)
Bob Haswell (Treasurer)
Pauline Thurman
Mike Thompson
Gerry Cox

In Attendance:

Steve Barrable (Hull & Co.)

There were 22 shareholders present. Apologies had been received from Derek Mitchell (Auditor - The Kings Mill Partnership), Len Kerridge (Director, flat 135), Mr J Mulrooney (flat 9), Ms K Roddy (flat 14), Mrs J C Welham (flat 21) and Mr B Living (flat 117).

Agenda

Item

- 1 **To approve the Minutes of the Annual General Meeting held on 21st November 2012:**

Approval was proposed by Miss McEwen (flat 8) and seconded by Miss Kelly (flat 49).

Vote: Unanimous in favour – the Minutes were agreed.

- 2 **To receive and adopt the Directors' Report and Accounts for the year ended 31st March 2013:**

Mr Penny (flat 59) queried the fact that the General Expenses were approximately £2,000 different to the previous year. Griff Griffith advised him that the difference probably reflected how charges had been classified by Hull & Co. or the accountants. Griff Griffith agreed to look into this and get back to Mr Penny with the answer.

Miss Beasley (flat 88) asked what the Major Works covered and Steve Barrable said that this entry related to both the interior and exterior decoration work.

Approval was proposed by Mr Harrison (flat 52) and seconded by Mr Mullan (flat 69).

Vote: Unanimous in favour – the Report and Accounts were adopted.

- 3 **To elect up to three Directors to act on behalf of the Company:**

Only two candidates had been proposed for election to the board.

To re-elect Griff Griffith

Vote: Unanimous in favour – Griff Griffith was re-elected to the Board.

To re-elect Mike Thompson

Vote: Unanimous in favour – Mike Thompson was re-elected to the Board.

- 4 To re-appoint the Kings Mill Partnership as Auditors to the Company and to authorise the Directors to fix the remuneration of the Auditors:

Vote: Unanimous in favour – the Kings Mill Partnership was reappointed as Auditors and Directors of Queenswood Gardens Ltd authorised to fix the remuneration of said Auditors.

The formal part of the AGM then closed, and the floor was opened for questions from lessees.

- a Mr Harrison (flat 52) said that he was concerned about the dangerous parking around the sharp bend of Queenswood Gardens. He suggested that L B Redbridge be requested to paint yellow lines just around that particular bend. Griff Griffith said that Queenswood Gardens is a public road and the board are concerned that if yellow lining is requested then much more that the sharp bend could be involved. Mr Harrison felt that L B Redbridge would only do what was requested because of costs.

Mr Canetti (flat 33) said that it would be possible to call the police if cars were causing an obstruction or parked dangerously. There was general discussion on parking.

The board was asked if further legitimate parking bays could be created but Griff Griffith said that a lot of the existing bays are part of the adopted roadway and we cannot touch them. He said that the problem concerns the board and is regularly discussed but the directors want to do what is best for Queenswood Gardens as a whole.

Mr Harrison (flat 52) commented that some cars have been damaged due to bad parking.

- b Mr Penny (flat 59) asked about the Estate's Parking Control Company as he had heard that the firm had gone into liquidation. Mike Thompson confirmed that this was the case but that a new Company had been sourced. UKPC were a nationwide organisation and should be starting at Queenswood Gardens shortly. Mr Penny felt that the parking permit scheme should be restarted before any request for yellow lining submitted. Ms Portman (flat 134) asked if parking on the roadway without a permit was permitted and Griff Griffith said that it was.

It was suggested that CCTV could be used to cover the estate; Griff Griffith explained the many hoops of legislation that the estate would have to go through to do this. He felt that no-one had enough time to cover this. The system would also be expensive to install and equally expensive to run.

Mr Harrison (flat 52) was also concerned about the level of vandalism occurring in his block which also had an extremely untidy bin cupboard. Griff Griffith thought that if the block were to be covered with CCTV inside then twelve cameras, approximately, would be required for each block. The recordings from each camera would need to be recorded and stored. Mr Harrison quoted from a Maplin's catalogue that a recording unit and four cameras could be purchased for £500. Miss Machin (flat 24) commented that she didn't think that CCTV cameras would stop problems occurring and Steve Barrable agreed with this point.

Mr Penny (flat 59) said that he agreed with the comments made. He also said that he didn't want to have cameras pointing at him everywhere. It was agreed that a scheme of this size would need the agreement of all residents. A concierge in each block was suggested but everyone agreed that this would be far too expensive.

- c Mr Penny (flat 59) mentioned that a portion of the wall in block A had been repaired and redecorated after a water leak - he said that the skirting board should also be replaced as it was in a bad condition. Steve Barrable will look into this.
- d Steve Barrable was asked if all the decoration work had been completed and he confirmed that it had.
- e Miss Beasley (flat 88) asked about the new doors. She said that she understood that the block A doors had been installed first and been satisfactory and wondered why the installation of new doors in the other blocks had caused so many problems. She wondered if a different firm of contractor had been used. Steve Barrable and Bob Haswell assured her that it was the same firm but maybe different fitters. They confirmed that all doors had been adjusted correctly now and were, hopefully, quieter.
- f Steve Barrable advised that the bathrooms in the split level flats extended across the corridors and this was the main cause of the water leaks. He said that he would like residents to take more care with the plumbing in the bathrooms.

The Meeting closed at 9.15 pm