

QUEENSWOOD MANAGEMENT ASSOCIATION LIMITED

Company No: 1008511 Registered in England and Wales
Registered Office: 164 Cranbrook Road, Ilford, Essex, IG1 4NR

MINUTES OF THE ANNUAL GENERAL MEETING HELD AT THE ALDERSBROOK BOWLING CLUB, ALDERSBROOK ROAD AT 8.00PM ON WEDNESDAY 6TH July, 2005

Present:

Board Members as follows:

John McElarney (Chairman)
Griff Griffith (Company Secretary)
Kim Crosby (Treasurer)
Len Kerridge
Bob Haswell
Pauline Thurman

In Attendance:

Steve Barrable (Hull & Co)
Derek Mitchell (The Kings Mill Partnership)

In addition, a further 22 shareholders were present. Apologies for absence were received from Mrs Welham (Flat 21) and Mountview Estates PLC (Flat 30)

The following resolutions were put forward for consideration by the meeting:

- 1 To approve the Minutes of the Annual General Meeting held on 3rd September 2004:**

Mrs Lucas (Flat 3) proposed and Mr Fegan (Flat 98) seconded the resolution that the Minutes be approved as an accurate record.

Resolution carried nem. con.

- 2 To approve and adopt the Directors' Report and Accounts for the year ended 31st March 2005:**

Mrs Lucas (Flat 3) proposed and Mrs Greene (Flat 2) seconded the resolution to adopt the report and accounts.

Resolution carried nem. con.

- 3 To reappoint Auditors for the Company and to authorise the Directors to fix the remuneration of the Auditors:**

Mrs Lucas (Flat 3) proposed and Ms Roddy (Flat 11) seconded the resolution that The Kings Mill Partnership be reappointed as the company's auditors, and that the board be authorised to fix their remuneration.

Mr Peters (Flat 86) felt that Croydon was too far away for day-to-day working. Mrs Kenton (Flat 122) asked if the Board were satisfied with The Kings Mill Partnership. The Chairman confirmed that they were.

VOTE:

In favour	11
Against	1

The Kings Mill Partnership was reappointed as Auditor to the Company

4 To appoint up to four directors to act on behalf of the Company:

The Chairman explained that the Directors standing for re-election were himself, Griff Griffith and Bob Haswell, and gave some biographical details about each one. No other candidates had been nominated. It was agreed that the vote should be on a show of hands.

VOTES:

John McElarney	In favour	23
	Against	0

Griff Griffith	In favour	23
	Against	0

Bob Haswell	In Favour	23
	Against	0

All three candidates were elected as directors

5 Any Other Business:

The Chairman then opened the meeting to any other business.

- ❖ Mr Peters (Flat 86) asked for an explanation of the term 'low maintenance' in respect of the gardens. The Chairman explained that trees and shrubs would replace annuals in the gardens. Mr Peters mentioned overgrowth of ivy in various parts of the estate and stated that he was not pleased with the gardener's work. A general discussion followed on this point. Mrs Lucas (Flat 3) asked that the following statement be minuted: "I am sure all of the residents would wish me to mention our admiration of the pristine condition of the lawns and gardens. This is the work of Nigel and John, an excellent working partnership who perform as a team. The blooms are tribute to Nigel's skills in pruning. We all wish Nigel good health." Mr Fegan (Flat 98) approved of the neat and tidy gardens but was not pleased about the children playing ball games there.
- ❖ Ms Johnston (Flat 109) asked if the hall carpets would be regularly cleaned from now on. The Chairman assured her that they would be cleaned on a regular basis.
- ❖ Mr Piper (Flat 42) asked about asbestos removal. The Chairman advised that no resident should be worried; the 636 asbestos panels would be dealt with as part of the external decoration due at the end of 2006.
- ❖ Ms Reynolds (Flat 42) asked about replacement of bathroom skylight domes as she had noticed a number drawn on hers. The Chairman stated a roof survey had been carried out and the dome may have been numbered during this. Domes were generally in bad repair and 25/30% required replacement.

- ❖ Mrs Kenton (Flat 122) asked if the external redecoration was to be a total redecoration. The Chairman confirmed that it would be. Ms Kenton mentioned the condition of the painted windowsills and stated that these should not have been painted and should have been left as stone.
- ❖ Mr Thompson (Flat 73) mentioned two abandoned vehicles on the estate. The Chairman confirmed that this problem was being dealt with and owners' details were under investigation.
- ❖ Mr Peters (Flat 86) asked if external decoration meant painting the white walls of each block, as his bathroom air vent had been overpainted too many times and was not functioning correctly. The Chairman agreed to check the situation.
- ❖ Mr Fegan (Flat 98) mentioned children playing football between Block C and the garages, damaging pipe-work and plants. The chairman agreed that it is a rule that no ball games were to be played on the lawns or elsewhere in Queenswood Gardens. He advised that a consultation document would be forwarded to residents asking what new 'rules' they wished to see on the estate. Ms Roddy (Flat 11) mentioned that the ball games were damaging vehicles. The Chairman confirmed that the Board was taking legal advice on this. The Company Secretary cited examples of parents playing football with children and one adult who regularly practises golf swings on the lawns. Mrs Kenton (Flat 122) made the point that other residents besides Ms Roddy had told the children to stop. Mr Harrison (Flat 51) said that the lease must state that residents must not commit nuisance and there should be sufficient powers within the lease to act. Ms Roddy (Flat 11) stated that legal advice suggested contacting parents to recover the lease. Ms Beasley (Flat 87) was worried about the safety of children who ran out into the road after a ball. Mr Fegan (Flat 98) advised that he had seen children climbing on garage roofs. The Chairman stated that if the names and addresses of the children could be confirmed to him then he would be able to act. Mr Kenton (Flat 122) made the point that most of the children appear to belong to tenants not leaseholders.
- ❖ Ms Greene (Flat 2) made three points. Firstly, she mentioned broken paving slabs. The Chairman confirmed that this was being dealt with. Secondly Ms Greene mentioned an apparent prostitute who was regularly to be seen at the entrance to Queenswood Gardens. The Chairman advised that the Metropolitan Police had interviewed the individual; there was little action that the Company could take. Thirdly Ms Greene raised the point that some residents were drying washing in the windows of flats. The Chairman confirmed that the Board would contact the person concerned.
- ❖ Ms Roddy (Flat 11) mentioned that fact that some people who have garages do not use them for their cars. She also asked why Board members had been seen measuring lawns. The Chairman advised that he had been trying to find extra parking spaces but not to the extent of destroying the gardens.

- ❖ Ms Beasley (Flat 87) thanked the Board for providing a handrail to the entrance of her block. The Chairman advised that this had been installed by the London Borough of Redbridge. He also advised that the new door for the block would be ordered shortly.
- ❖ Ms Roddy (Flat 11) asked if the AGM for both companies could be held on the same evening in future. The Chairman confirmed that he hoped this would be the case although the Company Secretary advised that this would depend on the meetings' agendas and whether all the necessary paperwork could be produced at the same time.
- ❖ Ms Kenton (Flat 122) mentioned the point that residents were giving entry to strangers and asked that this be mentioned in the next newsletter. The Chairman advised that this would be done if space permitted.
- ❖ Mr Peters (Flat 86) mentioned a particular red Ford car that was parked on the pavement by a lamppost. The Chairman advised that he has spoken to the London Fire Brigade to find out what we can do to stop dangerous parking. Mr Peters would like the offending vehicle moved. The Chairman agreed to see what he could do.
- ❖ Mr Fegan (Flat 98) proposed a vote of thanks to the Board for all their hard work undertaken during the year. Mrs Greene (Flat 2) seconded the proposal. The vote of thanks was carried unanimously.

There being no other business, the meeting closed at 8.50pm