

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 8.00 PM ON THURSDAY 5TH OCTOBER, 2006

Present:

Board Members as follows:

Grif Griffith (Company Secretary)
Bob Haswell (Treasurer)
Len Kerridge
Pauline Thurman

In Attendance:

Steve Barrable (Hull & Co)

There were approximately 23 ordinary shareholders present. Apologies for absence were received from Derek Mitchell (Kings Mill Partnership) and Mike Thompson (director)

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

- 1 To approve the Minutes of the Annual General Meeting held on 6th July 2005:**

Mrs Greene (Flat 2) mentioned the broken paving slabs. All agreed that it was terrible that LB Redbridge had failed to repair these. It was suggested that the board 'keep on' complaining. Griff Griffith advised that this had been done but that there had been no response from Councillor Burgess.

Mrs Lucas (Flat 3) asked how often the carpets were to be cleaned. She was advised that this would be done every year to 18 months.

Mrs Greene (Flat 2) 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 Directors' Report and Accounts for the year ended 31st March 2006:**

Mr McElarney (Flat 75) proposed and Mr Harrison (Flat 52) 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:**

Mr McElarney (Flat 75) proposed and Mr Harrison (Flat 52) 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.

Resolution carried nem con

4 To appoint up to 5 Directors to act on behalf of the Company:

Griff Griffith explained that the Directors standing for re-election were Len Kerridge and Pauline Thurman. In addition, Mike Thompson who had been co-opted onto the board was also standing down and offered himself for election in accordance with the company's Articles of Association. No other candidates had been proposed for election to the board. It was agreed that the vote should be on a show of hands. Griff Griffith gave some brief biographical details about each.

VOTE:

Len Kerridge	In favour	23
	Against	0
Pauline Thurman	In favour	23
	Against	0
Mike Thompson	In Favour	23
	Against	0

Resolutions carried nem. con.

5 Any Other Business:

- **Television Aerial System.** Griff Griffith advised that following the consultation process regarding a proposed integrated reception aerial system earlier in the year, approximately 40% of lessees had said no to the new system. He explained that the problem was not going to go away; the analogue TV system was to be switched off by 2012, at which point we would all be left to the mercy of cable, satellite or Freeview. He said that the existing aerial system was no longer maintainable and, in any case, was not designed for Digital TV. Permission for the installation of individual Sky dishes for each flat would not be granted as these would damage the new roofs. To have cable as the only option of would seem to be an unfair monopoly. He said that something had to be done and various schemes had been investigated. The integrated system would seem to deal with all the problems. He suggested that he write to all lessees again but this time, if they wish to say 'no' to the system, they would have to do so in writing. More than 25% would have to say 'no' in writing to stop the installation. An increase in the costs of cabling has increased the quotation. Griff Griffith said that there would still be a charge for lessees to be connected to Sky but explained that there were some non-subscription services available. There would be many options once the connection had been made to each flat. Mrs Greene (Flat 2) said that she thought the system should be voted on immediately and 'get on with it' – Griff Griffith said that such a vote wouldn't be legally binding. Ms Smith (Flat 12) said that she was dissatisfied with the way that this had been handled. She had encountered problems with NTL; she thought it was too slow and she really needed Sky Plus. She said that she couldn't understand why the system hadn't been installed already. All agreed that NTL's service was poor. Ms Smith said that she thought the system should have been imposed in the beginning; the secretary

answered that he thought it would be proper to ask, but that now the board was considering putting the system in and paying for the full costs from the company's reserves. There was general discussion at this point. Mrs Lucas (Flat 3) mentioned that the original aerial system cabling had been put in without any charge to residents. Mr McElarney (Flat 75) said that the install should take place after the roofs have been repaired/replaced. Bob Haswell said that this could not be done until the New Year. Steve Barrable confirmed that the old aerial system would be removed. Mr Penny (Flat 59) commented that the aerial installation should go ahead but there could be problems with rented flats. Mrs Lucas queried the connection charge. Griff Griffith explained that this was not to connect to the aerial system but to subscribe to Sky. Mrs Lucas (Flat 3) suggested that the board accept the quote. A rough vote was taken and no-one disagreed with the proposal.

- Mr Harrison (Flat 52) complained about parking on the estate with a sizeable minority parking carelessly. He also stated that some cars park within the rows of garages. Griff Griffith agreed that parking was a problem and that the lease states that only one vehicle maybe parked per flat. Some flats, he said, have more than one vehicle and also park commercial vehicles, which aren't permitted under the lease. He explained that the board was currently looking at using an outside parking management firm to control parking on the estate. Griff Griffith made the point that residents who bother to turn up to the AGM are generally the ones who care about the estate; many residents don't care. Mr Harrison (Flat 52) suggested painting 'No Parking' signs at the end of the garage rows. Miss Beasley (Flat 87) commented that there had been as many as six cars parked up on the pavement, leaving her the choice of walking on the lawns or in the road. Ms Reynolds (Flat 42) was worried about a clamping firm working on the estate. She asked if it would be possible to provide more parking spaces – Griff Griffith said that this could only be done by digging up the lawns. Following a discussion on clamping firms, the board felt that parking permits would be the best answer. Untaxed cars have been removed where this has been possible. Ms Smith (Flat 12) said that in this day and age it is unfair for a husband, wife and son not to have a car each. She said that the lease had been draw up in the 20th century. Griff Griffith commented that the lease could only be changed by petitioning the High Court and even then 90% agreement from lessees had to be obtained first. Ms Smith commented that many residents had garages full of 'things' and took up a parking space as well. Mr Penny (Flat 59) said that he would support an outside company working on the estate if it would stop non-residents from parking. Griff Griffith confirmed that there would be no cost to the estate except for putting up signs. Mr Penny asked for confirmation that visitors' permits would be issued. Len Kerridge commented that some residents have rented garages out to builders who store rubble in them. Mrs Greene (Flat 2) advised that some parking spaces are on land belonging to LB Redbridge and nothing could be done about parking in those spaces. Griff Griffith said that residents' car records would have to be kept but that this would aid residents – for example, if a car were damaged then the owner could be contacted quickly. Mr Harrison (Flat 52) suggested asking LB Redbridge for traffic wardens but Griff Griffith said that this would require yellow lines and LB Redbridge were not interested in this. Miss Beasley (Flat 87) asked that the emergency hatch marks be

repainted. Steve Barrable said that this was the responsibility of LB Redbridge. Mrs Greene (Flat 2) suggested bollards for the pavement edges but she was advised that once again, LB Redbridge is not interested.

- Ms Reynolds (Flat 42) asked if roofs are being repaired, will there be new skylights. Griff Griffith said yes.
- Mr Peters (Flat 86) asked if the shrubs by the corner of D block could be removed and the area turfed as he thought it was dangerous. Griff Griffith said that this was not possible but that the area was trimmed regularly.
- Ms Reynolds (Flat 42) mentioned the person apparently ‘plying’ their trade by the corner of Queenswood Gardens. Paul Penny advised that he had raised this problem at the Area 1 Committee Meeting in Wanstead. A letter from Councillor Burgess stated that legal process required a number of cautions before an arrest can be made. After cautioning the person disappears until the time limit runs out and then appears again and the process has to run through once more. Mr Penny (Flat 59) commented that the board aren’t caretakers for the estate and residents should contact the Police, namely Sergeant Pape on 020 8345 2825.
- Griff Griffith made the point that John McElarney (Flat 75) had been moved to resign as Chairman of the board after a targeted campaign of vandalism against his car. Mr Peters (Flat 86) asked why this had happened. Griff Griffith answered that if we had known why then we could have done more to stop it. He felt that it was sad that John had left the board and passed on the remaining Directors’ appreciation for all his work. Miss Beasley (Flat 87) commented that other people in ‘high positions’ have suffered car vandalism but it goes with the job. Once again the board thanked Mr McElarney for all his hard work, as did the meeting.

There being no other business, the meeting closed at 8.15 p.m.