

Minutes of the Annual General Meeting of Brympton Management Ltd Held at the Lecture Room, John Mackintosh Hall 31st May 2017

Committee Members

Louis Russo	Chairman
Judith Nicholson	Secretary
Lourdes Warwick	Block Rep Blackwood Tower
Jackie Sciacaluga	Block Rep Collingwood Tower
Robert Azopardi	Block Rep Cornwallis Tower
Charles Debono	Rep Maisonettes
Stefan Nicholson	Treasurer

Attendees

21 Attendees

7 Proxy Forms

Apologies – D Kelly, J Watt, A Carter, S Gibbons, L Harris, A Carter

Chairman`s Address

Louis Russo opened the meeting by informing everyone that CCTV cameras have been installed in the common areas of the estate to monitor the garages, bin room and entrance to the estate. The problems of dog fouling on the estate have increased and misuse of the bin room has incurred extra expenses to dispose of the items that the refuse collectors will not take. For these reasons the committee had decided to place a notice informing that anyone depositing items other than household waste will be liable for a £100.00 fine. Any pet owners allowing their pets to foul on the estate will be liable to a £50.00 fine.

Colin Charlton remarked that the date must be defined as to when these penalties commence and it was agreed that they would be applied from the date of the AGM 31st May.

The committee are still pushing Government on replacing the bridges to the blocks but recently two arranged meetings with the Chief Minister have been cancelled,

The Government has requested that Brympton Management obtain three quotations for the removal of the existing bridges and supplying and installing new bridges. One quotation has already been received and others are expected shortly. When these have been received a meeting will be requested with the Chief Minister. Colin Charlton asked whether we are still employing Roger Pike as Structural engineer and Judith Nicholson replied that Roger Pike is continuing as he has thorough knowledge of the estate. Robert Azopardi explained that we are using his methodology as we have already paid the fee for the design work done on the bridges he is also liaising with companies regarding the requested quotations.

A technical subcommittee has been set up including an Engineer, Quantity surveyor, Accountant, BML Chairman and Robert Azopardi as Secretary to deal specifically with the bridges. The intention is to go back to the Chief Minister with a very detailed proposal of what we want.

There are plans to look into installing additional salt water stopcocks in the entrances to the blocks so that in cases of emergency the supply can be turned off more quickly. Quotations are to be obtained.

The Chairman also informed the floor that BML are accepting responsibility for plumbing issues / repairs from the output point of tenant's water meter to the immediate entry point into the flats or maisonettes, provided that no alterations to the plumbing has been carried out by any tenant at any time since the property has been built.

A discussion took place with reference to insurance and the Chairman stated that the intention was to have the estate re valued by an independent surveyor for insurance purposes before the next insurance policy renewal date.

Approval of Minutes of 2016 AGM

Proposed by Judith Nicholson and seconded by Elizabeth Carr. Voted and approved.

Treasurers Report and approval of the accounts

Stefan Nicholson began by explaining that as the AGM had been cancelled due to poor attendance and then rescheduled there did not seem to be many people present who had brought copies of the accounts to the meeting. A lot of expense had been involved in copying the accounts to distribute to everyone so it was not practical to do this again. This year there are also more pages to copy due to the extended auditors report.

The income for 2016 for service charges received was £112,274 which included a contribution from Victoria Tower of £3,692 towards the parking, use of the bin room and common areas. The Satellite fees paid as an addition to the service charges £6,180 is paid directly to the Satellite committee. At the 2016 AGM it was agreed to invest a further £50,000 in Government Debentures which brought the total invested to £150,000 at an interest rate of 4%. The interest from the Debentures for 2016 was £4,658 but this will increase to £6,000 in 2017 as the funds will then have been in the account for the full year.

The total income for the year was £123,533 and after deducting the expenditure £98,046 showed a surplus of £25,487 which is explained by items of expenditure allowed for in the 2016 budget but had not been spent. For example there is £6,500 for the entrance walkway cover, £2,000 for the water meter stopcocks, £7,000 engineers fees for the bridges, £1711 saved on the amount of £5,000 which was budgeted for the tiling of the ground floor entrances, £2,900 allocated for the capital reserves and of course the interest from the Debentures which it was agreed that this would be transferred into the reserve deposit account. The deposit account balance at 31st December 2016 was £104,952.

The remainder of the accounts were self explanatory so the floor was asked if there were any questions on the accounts. Colin Charlton asked if there were any arrears in the service charges and Judith Nicholson replied that there was only one and this was because the person had not amended the standing order with the bank. There being no further questions on the accounts the meeting moved to the budget for 2017.

Budget 2017

Stefan Nicholson explained that the budget consists of many items of expenditure which re occur and therefore can be calculated quite accurately and especially with the items regarding administration. There are however several items in this year`s budget that do need some explanation. In December the lift motor in Barham Tower was replaced at a cost of £5,800 which was not paid until January. This is included in the 2017 budget and will be paid for by the flats. The Petroleum licence requires the testing of the fire alarms, dry risers and emergency lighting. There was a considerable amount of work required doing to bring the emergency lights up to standard and a number of batteries and light units had to be replaced. The invoice for this work was received before the budget so an accurate figure could be inserted into the budget. This also applied to the testing of the dry risers and the fire alarms.

The committee had arranged for the windows at the rear of the blocks to be cleaned on two occasions in 2016 and as this had not been budgeted for in 2016 therefore the amount of £555 has been inserted in 2017 for the flats.

For several years an amount had been budgeted for intercom repairs but was not required so went into the reserves. Intercom repairs were not included in the 2016 budget and there were repairs totalling £535 so this has been included in the 2017 budget.

The service charges for 2017 are to remain the same as 2016.

There being no questions on the budget it was proposed and voted on.

Proposed by P Canepa

Seconded by R Payas

Voted and approved

Re Appointment of the Auditors

It was voted that the Accountants Drummonds be retained for a further year

Motions from the Members

Elizabeth Flynn, 2, Barham Tower. Seconded by Colin Charlton, 28 Cornwallis Tower.

1. That as far as is reasonable possible – BML go “Paperless” – Saving time and money
2. That Brympton Satellite becomes optional therefore giving residents the choice of disconnecting and not paying towards subscriptions.

Brympton Management is in the process of compiling information including everyone`s email, home telephone and mobile numbers. Information, newsletters, minutes of the AGM can all be sent by email thus saving time and expense. The telephone contact numbers are important in case of an emergency. This information will not be given to any third party.

Unfortunately J Watt who runs the Satellite is not in Gibraltar at the moment and as there are several opinions on how to proceed with the changes taking place it was agreed that the committee will look at the options available and then inform the residents.

Nancy Bacaresse, 1, Collingwood Tower. Seconded by Paul Bacaresse.

1. I would like to propose that the election of the new committee be done by roster for example – taking it in turns by flat order and for it to be voluntary (?) I think this would avoid what's happened this year and previous years of having one person doing several roles which I don't think is very fair considering the amount of people that live on the estate.
2. Also I would like to have the newsletter back.

Louis Russo explained that it is very difficult to find people who wish to serve on the committee and it is not possible to force people to take on this task. Also some continuity is necessary to ensure the estate is run properly. At the end of every AGM the committee stands down and anyone wishing to join the committee can stand for election.

One of the objects of obtaining every ones email is that it will be easier to send out information as a newsletter and also avoid the costs involved with printing.

Any Other Business

It was suggested that it would be beneficial to have a Facebook page for Brympton and Elizabeth Flynn said would consider setting it up and running it.

Ray Payas said that he felt that Brympton was lacking in community spirit and suggested that a barbecue would be a good idea to bring people together. The committee thought that this would be a good idea but it would need someone to volunteer to organise it.

Colin Charlton asked if something could be done to tidy up the TV distribution cables in the garage and also on the pump room.

This will be looked into.

Garage doors. It was suggested by some members that the doors should be left open in the daytime but this idea was rejected because commercial vehicles delivering or doing work could enter and there would be the risk of damage to the vehicles parked there. The doors are a security measure and should be kept closed.

An alternative suggestion is that a barrier could be placed on the outside of the doors and the doors could then be left open in the daytime. This was passed by a show of hands and therefore will be looked into.

Standing down of the outgoing committee and election of the new committee

The committee stood down and as there were no contenders the same committee was re elected.

List of Attendees AGM 2017

Nicholson	1	Barham Tower
Flynn	2	Barham Tower
Payas	5	Barham Tower
Gomez	8	Barham Tower

Carr	7	Cornwallis Tower
Sene	8	Cornwallis Tower
Martinez	9	Cornwallis Tower
Russo	12	Cornwallis Tower
Crisp	13	Cornwallis Tower
Charlton	18	Cornwallis Tower
Azopardi	20	Cornwallis Tower

Bacarese	1	Collingwood Tower
Moore	2	Collingwood Tower
Sciacaluga	18	Collingwood Tower
Azzopardi	21	Collingwood Tower

Canepa	4	Blackwood Tower
Llambias	19	Blackwood Tower
Warwick	21	Blackwood Tower
Danino	23	Blackwood Tower
Mouelhi- Saez	22	Blackwood Tower

Debono	2	Mount View Terrace
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Proxy Forms

G Wetton	2	Cornwallis Tower
S Celecia	9	Collingwood Tower
M Smith	17	Cornwallis Tower
C Poggio	1	Mount View Terrace
D Martinez	3	Mount View Terrace
K Jessen	2	Mount View Terrace
C Del Agua	6	Mount View Terrace