

Minutes of the Annual General Meeting of Brympton Management Ltd held at The Charles Hunt Room, John Mackintosh Hall on the 9th May 2018

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

22 Attendees
3 Proxy Forms
1 Motion Form

Apologies from T Phillips, M C Azzopardi, A Carter, P Singleton, G Wetton, S Gibbons

Chairmans Address

Louis Russo opened the meeting on the subject of the replacement bridges as the committee has been requesting a meeting with the Chief Minister since the beginning of January. There is now some concern that with the progress of time the quotations requested by the Government may eventually be no longer valid. The intention is to keep pressing the Government to obtain a meeting as soon as possible.

The updates to the garage doors have now been completed and the doors have had the solid panels removed and these have been replaced with perforated panels of a much lighter construction. The mechanism has been replaced and new 24 volt motors will ensure that the doors will still operate in the event of a power cut.

He informed everyone that the concept of cladding the exterior of the buildings had been researched to give the estate a major facelift but nothing would be proposed until the new bridges have been installed. Colin Charlton queried the concept of installing cladding as since the Government carried out major works on the buildings he was not aware of any major damp problems. He suggested that all residents should be contacted and asked if they agree to having cladding installed. He also said it would be more beneficial to replace all of the windows to be uniform and with the addition of double glazing.

A discussion ensued amongst the residents before the meeting moved on.

Approval of the Minutes of the 2017 AGM

The minutes were taken as read and were proposed by Michael Cummings and seconded by Robert Azopardi.

Treasurers Report and Approval of the 2017 Accounts

Stefan Nicholson briefly explained the accounts and added that the income received also includes the contribution from Victoria residency of £3,692.16. This was for 17 car parking spaces and the remainder was towards maintenance of the common areas of the estate.

The interest from the investment in Government Debentures was now earning £6,000 as a further £50,000 had been invested in 2016 making the total amount invested in Debentures £150,000.

At 31st December 2017 the revenue reserves stood at £326,137. £105,00 was invested in a reserve account at Natwest at a low interest rate but this has in 2018 been transferred to a 35 days deposit account with an interest of about 0.6%.

C Danino suggested that an amount from the deposit account be invested in the Government Debentures 3 months notice account which pays 2% interest. The amount was discussed and C Charlton proposed that £80,000 be invested. He also suggested that residents not present be contacted for their approval. The proposal was seconded by D Kelly.

2018 Budget

The committee had decided that it would be wise to have fire extinguishers installed on each landing of the blocks and also positioned in the common areas of the maisonettes.

Also as many of the light fittings in the blocks were original and now 25 years old, these would be replaced by new LED lights. Both of these additions have been costed and are included in the 2018 budget.

During 2017 the garages incurred extra expenses due to problems with the automatic doors. It had been necessary to replace the bottom sensor strip on both doors at a cost of over £800. Also the bottom door had been working incorrectly for some time as when opened it would then close, re open and then close again. Carrying out the operation twice was creating double wear on the doors and mechanism. To cure this fault it was necessary to replace the electronic board. Neither of these repairs had been foreseen and as the only money in the garage reserves had been later allocated to updating the garage doors then the previous expenses were included in the 2018 budget.

The service charges in 2017 were not increased even though the budgets did reflect small increases but it was thought that these were too insignificant to warrant all of the extra work involved as additional income was now being received from investments. Unfortunately the expenditure in the garages will mean increases in the garage service charges in 2018. Also there will be very small increases to bring the flats and maisonettes in line with the budgeted expenses.

An open discussion then ensued as to why it was necessary to increase the service charges when BML had a healthy reserve of funds.

Stefan explained that in past budgets the garages had not been allocated amounts in the budgets to transfer to the reserves so now due to the repairs in 2017 there was a shortfall of about £1,800. The update to the garage doors installing 24v motors and mesh panels to reduce the weight of the doors which is costing about £3,000 is to be paid from the garage reserves and this will completely deplete the reserves.

After further discussion the chairman asked for approval of the budget and it was approved by C Charlton and seconded by J Watt.

Questions were asked by J watt as to whether the CCTV cameras were proving to be worth the expense. The committee confirmed that cameras have reduced the cases of people depositing unauthorised objects in the bin room. Also claims of damage to cars by the garage doors were proved to be unfounded after observing the camera monitor.

H Llambias suggested that extra cameras be installed at the entrances to the four blocks.

A request was made that the scaffold at the entrances to the four blocks be removed as the flats directly below have experienced dampness due to the fact that the windows have been removed and rain water had penetrated during the winter months. The chairman replied that he had been in touch with Technical Services but they were unwilling to remove the scaffolds until the new bridges were due to be installed.

Re Appointment of Auditors22

The re appointment of Drummonds as auditors was proposed by M Cumming and seconded by R Azopardi.

Motions from the Committee and Members

The following motions were received from C Charlton.

1. **Complaint that he cannot receive emails from the BML hotmail account.** The secretary replied that as far as she was aware there were only two residents who were having this difficulty. J Watt offered to donate one of his email addresses and to help set it up.
2. **Structure of the towers falling to bits and what have the committee done to put in place works to be carried out on repairs.** This was referring to the balcony of no15 Barham tower which has spalling concrete at the edges of the balcony slab. Pieces of concrete have fallen off and the rusted re enforcement bars are exposed. Judith Nicholson replied that she has already contacted and shown the problem to two building contractors in February but neither of them have replied with a quotation and seem uninterested in doing the work. C Charlton then said that the area should be taped off with red and white tape to prevent anyone entering that area and it was the committees responsibility to make sure it was closed off to make it safe. Both Judith and Stefan Nicholson stated that they would be the ones in danger because no-one else goes in that area. The chairman said that the area would be cordoned off to prevent anyone entering.
3. **Bridges rotting, are they going to be repaired and what time structure is the repair time. Railing in bad order.** As stated by the chairman in his address the committee is awaiting a meeting with the Chief Minister to present the plans for replacement bridges. The railing will be inspected and temporary repairs carried out but this will eventually be replaced. R Azopardi explained the details of the work and costing of the replacement bridges.
4. **Committee member for Blackwood not living on the estate but paid for being on the committee. This should not be allowed.** This is incorrect as it is the rep for Blackwood Tower who has now moved from the estate and is tendering her resignation from the committee at the AGM. C Charlton then volunteered for the post of block rep for Blackwood Tower but it was pointed out to him that the block rep has to live in the respective block.
5. **Why have we two caretakers? One can't work for illness and the estate is not working correctly.** The committee agreed that the current situation is not ideal but our long time caretaker does not have good health and is very close to retirement. C Charlton also stated that the caretakers were not keeping to their working hours as he had seen them coming in late and going home early. L Russo replied that the residents must understand that most of the committee are working during the day and therefore unable to monitor them continuously.

Any Other Business

Mrs Fernandez 14 Mount view Terrace asked about the guarantee on the work carried out by GJBS. C Debono replied that the guarantee was 25 years however BML do not have anything in writing but to take pictures of the roof tiles that are coming loose and he would send them to Technical Services.

Mrs Fernandez also asked whether a dividing wall could be constructed on the entrance terrace between Maisonettes 13 and 14. She said that she had emailed the secretary about this but had not received a reply. J Nicholson said she had brought this up at a committee meeting and it had been agreed.

M Cumming asked whether recycling bins could be placed on the estate. R Azopardi who had been looking into the question of positioning re cycling bins closer to Brympton said that he was told that private estates are not allowed to have recycling bins as they can't be accessed by collection vehicles. He then asked if they could be positioned at the top of South Barrack Road but this was also rejected as the collection vehicles are too large to pass down South Barrack Road. A suggestion was made whether they could be placed in the lay-by beside the bus stop. R Azopardi to investigate the possibility.

M Cumming requested that no smoking signs be placed at the entrances and on the stairwells of Collingwood Tower. S Nicholson said that there is now an increasing problem of cigarette ends being thrown down from the balconies and windows of the blocks.

C Chiappe brought up the poor state that the sea facing balcony edges of the maisonettes were in a dangerous state as many of the tiles had come loose and were falling off. C Debono said that he would inform Technical Services as GJBS were the ones who had tiled the balconies when the refurbishment of the estate was carried out. R Azopardi said that it may be beneficial to have this work done privately and if work was to be carried out on the balcony at Barham Tower then perhaps this could be done at the same time.

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

The committee stood down and all with the exception of L Warwick (Rep for Blackwood Tower) offered themselves for re election.

L Russo thanked Mrs Warwick for her work on the committee and stated that a new block rep is required for Blackwood. L Russo asked if anyone would consider the post of either block rep for Barham Tower or secretary as J Nicholson had been doing the job of Block rep and secretary. R Payas of 5 Barham Tower volunteered to take on the post of block rep.

J Watt proposed a vote of thanks for J Nicholson doing the job of secretary.

C Charlton volunteered to be block rep for Blackwood Tower but this was rejected on the grounds that he does not live in that block. It was decided to place a notice advertising the vacancy in Blackwood Tower. If more than one person applies for the position then voting forms will be placed in the mail boxes of Blackwood Tower so that the tenants can choose who they would like to represent them.

There being no further business the committee were thanked by the floor and the meeting closed at 10 pm.