

# **Brympton Management Ltd**

## **Minutes of the Annual General Meeting held at the Charles Hunt room, John Mackintosh Hall on Tuesday 2<sup>nd</sup> April 2019**

### **Committee Members**

Louis Russo.	Chairman
Judith Nicholson	Secretary
Charles Debono	Rep. Maisonettes
Nick Pitaluga.	Rep. Blackwood Tower
Jackie Sciacaluga.	Rep. Collingwood Tower
Robert Azopardi.	Rep Cornwallis Tower
Ray Payas.	Rep Barham Tower

26 Attendees  
4 Proxy Forms  
0 Motion Forms  
1 Nomination for committee

**Apologies from** P Canepa 4 Blackwood, E Harris 8 Blackwood, S Gibbons 11 Barham, J Watt 18 Barham, A Risso 16 Cornwallis, M C Azzopardi 21 Collingwood, A Carter 20 Barham, E Vasquez 5 Cornwallis.

### **Chairman's Address**

Louis Russo began his address by referring to the bridges but said that he would prefer to leave this subject until the end of his address so that he could pass the subject to Robert Azopardi who had been dealing with the plans for the new bridges.

To begin he explained that red lines had been painted in the garages to prevent motorcycles being parked in the common areas as some residents have been taking unfair advantage. If necessary the committee will enforce the rules by clamping any motorcycles parked in front of stores and communal areas.

There have been requests that a warning light be installed on the lower garage door to indicate that the door has been activated. This will bring it in line with the upper garage door which has had a warning light for some time. The request has been made to Lifts Embarba so should be installed soon.

It has already been planned to modify the two lights on each landing in the blocks to both activate with the sensor. Now that the old lights have been replaced with LED lights there is much less saving in having the second light not operating.

The four lifts in the blocks have now been refurbished.

Mustafa has now retired and Francisco has taken over from him.

Solar lights are going to be installed on the steps leading to the lower exit to Naval Hospital road.

Louis then handed over to Robert Azopardi to explain the progress with the design of the new bridges.

Robert Azopardi explained that the progress with the design of the new bridges had been very slow as it had gone on for several years. When members of the committee met with the chief minister some time ago he had said that the tender for the bridges had not been detailed enough and that he wanted all of the details on one package from start to finish and after that he would come to a decision on the financing of the project. The plans are now at an advanced stage as assistance has been received from Magnus Kessak who is a resident of the estate and he is in the employment of JBS. Robert demonstrated the progress with a visual demonstration on the design of the bridges and the possibility of widening the entrance doors to the Towers. He explained that one of the original designers of the bridges has since passed away and they were now working with a different architect John Riley and Belillo was working on the engineering side. He explained the logic of the design and the elimination of steps up and down to and from the bridges. Glass panels would embellish the appearance of the bridges whilst keeping with the design of the estate. The possibility of widening the entrance doors is also been considered to make it easier for anyone in a wheelchair or pushchair to enter the block. Dennis Kelly commented that if the new bridges were level then widening the doors would not be necessary especially as the dry risers are positioned by the entrance. The paving for the bridges has still to be decided on and the design can then be used for the walkways. It is hoped that the bridges, porches and walkways can all be obtained in one package from the Government. The plans have now reached section 19 and notices have been placed on the notice boards inviting residents to make suggestions. The plans will then be submitted to the DPC for approval. Once this has been granted the project will go out to tender which will include the complicated work of removing the old bridges with the least disruption. When all of the information has been obtained a meeting will be arranged with the chief minister who hopefully will agree to finance the project.

A question was raised by Dennis Kelly as to whether the Government had previously agreed to fund the replacement of the bridges. Robert answered that it had been agreed by the previous Government but now the current Government does not want to be seen publicly to be financing the bridges he would show leniency in assisting to fund the bridges but the worse case scenario would be that we would have to pay the total costs.

Michael Cumming asked what would be the time frame for the work and Robert answered that it would possibly take 10 to 14 days for each bridge but that is not certain at this stage. A discussion about access whilst the work was being carried out followed and there would be some inconvenience as it would mean using the lower entrance and it would be necessary to use the lift in another block.

Dennis Kelly asked when there would be an update on the works and Louis said when all has been finally agreed then a meeting at the John Mackintosh Hall would be arranged.

### **Approval of the Minutes of the 2018 AGM**

The minutes were taken as read and were proposed by Dennis Kelly and were seconded by D Moreno

## **Treasurers Report and Approval of the 2018 Accounts**

Stefan Nicholson stated that there are more pages to the accounts due to the regulations on the Auditors report which would mean a lot more printing so to save expense, as much as possible is now sent out by email.

Stefan explained that there have been a lot more expenses last year but the income was similar to 2017 as the small increases on the car parking and stores was only applied from the 1<sup>st</sup> October.

There is a noticeable difference in the Satellite fees collected by BML as this was reduced from £60 pa to £20 pa on the 1<sup>st</sup> January 2018. Previous to that date the fees had been collected then handed to the Satellite Committee to run the system. It had been decided to reduce the fees due to the loss of TV channels and the fees were kept by BML to run the system. He went on to explain the interest received from Government Debentures and the Deposit account.

The expenses had increased by about £10,000 and a large portion of this is due to a legal case against one of the residents which had been going on several years and had run up quite a bill but it hoped that there will be an end to this very soon. Due to this there will not be a surplus to transfer to the deposit account as budgeted in 2018.

There is an amount of £5,211 listed as reserve expenditure and this is what was taken out of the reserves for the Maisonettes to pay for the glass curtains which they had installed.

Stefan stated that there had not been any debts from the payment of service charges but in 2019 there are now debts due to Victoria Tower withholding service charges for the common areas. In January 2018 BML learned that Victoria Tower had not been paying the Satellite fees for many years. This has now been disconnected. On the 1<sup>st</sup> October all of the charges for the parking spaces were increases slightly to cover the expenses of modifying the garage doors and other repairs. This was also passed on to the spaces owned by Victoria Tower but it was also thought fair that a 2% increase be applied to the contribution they pay towards the common areas. CCTV cameras had been installed and there had been increases in wages and social security and things generally. Unfortunately, the Victoria Tower committee did not agree with this so have withheld their service charges for the common areas.

Louis commented that the committee were working with this and Victoria Tower had requested a detailed breakdown of the charges. It is hoped that a meeting between the two parties can be arranged soon to resolve the disagreement.

Stefan asked if anyone has any questions on the accounts which there were none.

Michael Cumming asked about the legal case and how it came about. Louis explained that the person had applied to erect a structure which the management rejected after but they still went ahead with the work. There was a general discussion but at this stage it is really up to the court as the case is ongoing.

A discussion began about the Satellite System and whether it is practical to continue with the system. At the moment the subscriptions are not covering the running costs but cards have been purchased so it would be sensible to let these expire first. A survey had been carried out some time ago and there were quite a number of people who still wanted the system. A motion was presented to run the system down by the end of the year which was voted on and carried by a large majority.

After the interruption the accounts were approved by Maria Smith and seconded by Michael Cumming.

## **2019 Budget**

Stefan explained that there was some overspending in 2018. The wages for the handymen had risen to £2,000 over budget as had the social insurance which was £716 over budget. The legal fees were the biggest expense which came to £14,000. The electric supply for the satellite extra expense of £696. The four lifts have been refurbished by our two handymen at a cost of £749 not budgeted for but was a big saving on what was quoted by Lifts Embarba at £3,000 per lift. The materials were bought from Leroy Merlin by Robert Azopardi.

Overall there had been overspending by about £15,000 additional to the 2018 budget. Moving on to the 2019 budget. There were no increases in service charges in the proposed budget.

Mustafa retired in February and as we now only have one handyman there will be a saving in wages. The general running of the estate is fairly consistent with the amounts that need to be spent but it is all of the extras that quickly add up. As everything is clearly laid out in the budget Stefan asked whether it was necessary to go through all of the items. The floor said that they were happy with that so the budget was approved.

## **Re Appointment of Auditors**

Drummonds were reappointed as Auditors .

Stefan said that he and Judith would be leaving Brympton in 2019 as they had been successful in being awarded one of the MOD tenders. He said that they have spent 26 happy years at Brympton but leaving would mean that Judith would be resigning from the committee and he would be giving up the post of treasurer. The estate is now looking for someone to take the post of treasurer and he will be willing to spend time with anyone who wanted to take over but he would like to relinquish the post of treasurer as soon as possible.

Louis Russo thanked Judith for all of the work she had done over the many years and also Stefan for working as treasurer. He wished Judith and Stefan well.

## **Motions from the committee and members**

There were no motions

## **Standing down of the committee and election of the new committee**

All with the exception of Judith Nicholson offered themselves for re election and Maria Smith who had been proposed for the post of secretary was elected

## **Any other business**

Christine Danino brought up the problem of people leaving rubbish bags outside their door, furniture left on landings which is a safety hazard and also the nuisance of dogs continually barking. The committee will consider and try to do something about these complaints. Notices to be placed on the notice boards.

Mrs Cowles asked whether anything had been done about repairing her balcony and Robert Azopardi said that he had arranged for someone to look into it.

Mr Kelly asked who he should contact to carry out repairs to his balcony railings which were rusting badly. Ray Payas said that the company who repaired his railings has since gone out of business but the answer is to replace the top hollow capping rail with a solid rail. Elizabeth Flynn stated that she had obtained quotations which had been expensive but these did not include scaffold which they insisted on so the total work would be very expensive. Ray Payas remarked that replacement of the top rail is not such a big job and would not necessarily require scaffolding. Maria Smith suggested that as the top rail is only a decorative feature it could be replaced with a wood rail as can be seen on the balconies of Victoria Tower.

Maria Smith asked if any progress had been made towards looking into the possibility of providing electric charging points in the car parks. The committee agreed to discuss this at the next meeting.

**There being no further business the meeting closed at 9-30 pm**