



# Hebble Wharf Residents & Owners Association

## Minutes of meeting 7<sup>th</sup> February 2017

### Present:

Howard Dodgson, Imran Chouglay, John Hodgkins, Norah Keany-Corr, Pam Hodgkins, Yvonne Berns

**Key agenda objective** - to finalise the constitution of the proposed Hebble Wharf Residents and Owners Association.

General review of the draft document took place with the following amends being agreed;

(3a) Amend to “owners”, not “lease owners”. Add owners of multiple apartments shall receive a maximum of 2 votes

(3d) add “via the website” for ongoing communications

(4a) amend to read “ideally including owners & non-owner residents”

(4b) Minutes to be made available on the website

(6a) change “members of the block” to “residents & owners”

(6e) add “electronically”

(6g) Remove

(8g) amend £25 to “fee to be determined at the first special general meeting”

**Action: NK-C to amend and reissue**

**Next Steps** - Special General Meeting to be scheduled for Tuesday 7<sup>th</sup> March at 7pm

Venue - Fernandes Brewery & Tap Room

Posters to be issued to all apartments via letter boxes in reception (suggest option to bring along a dish for a buffet) – **Action: YB/PH to draft leaflet, YB to issue**

Gavin Mearns from LIV Group to be invited – **Action: JH**

Committee members to be agreed, initial interest was lodged as follows:

Chair – John Hodgkins

Vice-Chair - Imran Chouglay

Secretary – Yvonne Berns

Treasurer – Howard Dodgson

## **AOB**

**Long leasehold** - JH updated the group on the level of interest post his last communication. With 27 responses confirming support for accepting the option to purchase, we now have a majority. It must be noted however that several responses confirmed support based on no financial commitment.

In order to progress further the services of a solicitor was deemed necessary. **Action: PH to discuss potential costs with FC**

**Next steps** – JH to make contact with all interested parties reference potential advance legal costs, at this stage estimated to be no more than £100 per apartment.

JH will also seek answers from the relevant parties' ref Ground Rent charges, current status of the empty restaurant building (is this included in the long lease?)

**Date of Next Meeting – Tuesday 7<sup>th</sup> March**