



Hebble Wharf Residents & Owners Association

Minutes from AGM Monday 4th June 2018 at Fernandes Wakefield

Present: David Roebuck, Martin Winham, Ann Lea, Russ Moran, Howard Dodgson, Andrew & Mandy Wright, Lukasz Nowakowski, John & Pam Hodgkins, Carol & Fergus Dodds, John Corr, Norah Keany-Corr, Brian & Maria Cammack, Imran Chouglay, Alan Exley, Neil Luxton, Gavin Mearns, Yvonne Berns (minutes)

Apologies: Jill & Pete Long

Annual Summary from The Chair – NKC presented a report summarising the Association's establishment, key objectives and achievements from the last 12 months (copy of report supplied).

Treasurer's Report – AW summarised the accounts; currently £263.39 in credit. Given the low expenditure AW suggested that it wouldn't be necessary to apply annual membership fees for the coming year. All agreed however, it was noted that new members would still attract the initial £10 membership joining fee.

Membership current stands at 29 however, Alan Exley & Carol & Fergus Dodds agreed to join, increasing the membership to 31. **Action: AW to share bank details for payment.**

Questions from Association Members

Water ingress/section 20A emergency works – GM has requested surveyor's reports detailing pre works & post works information along with invoices to support. Internal works are still outstanding on the affected apartments (216). Post reports confirming external works have been successful, internal repairs will be organised. All agreed that a separate meeting should take place to discuss the future section 20 consultation. (Note that NHBC cover was discussed with AW stating that they had informed him that external pipe-work was not covered under their insurance). **Action: GM to issue reports etc once received. NKC to organise subsequent meeting**

Are we still being charged for management services previously supplied by Peter Geary? Estate management charges have reduced, as reflected in the 2018-19 service charge budgets.

CCTV - Various concerns were raised regarding security, the position of cameras and access to footage. GM explained that the responsibility for CCTV now lies with Grant Fieldhouse and whilst the system is not "managed" they have made provision in their budget for "CCTV" going forward. It was noted however that Liv have access to footage as do the Police should the need arise. Concerns were raised regarding the lack of CCTV cover in the garage however GM stated that this was seen as an enhancement rather than maintenance and as such it was unlikely to materialise. Inside & outside the main front entrance was also seen as another area for concern, with the front door access constantly being tampered with. **Action: HWR&OA to arrange a meeting with Grant Fieldhouse to scope possible options for additional support (additional CCTV, security etc), given the lack of any onsite estate manager and limited CCTV.**

GM to access recent CCTV footage showing a particular car making regular “drop offs” as the police have requested the registration number. In order to assist GM, Neil Luxton agreed to email GM with dates to support the recent activity.

Car park

White lines & bay numbers need renewing – GM waiting on quotes, these are expected to be available within the next 7 days and works to be scheduled once approved. **Action: GM**

Leaks – one on LH side near bay 12 & one on the lower level, down the ramp. **Action GM to investigate**

Water ingress via garage door – recent works have improved the situation however, whilst the gully is clear it appears that the “soak away” may not be and needs checking. **Action: GM**

One way system in and out of the estate – New signage has been installed to clarify this however; the general consensus was that there was still a need for a “directional” sign that is visible when exiting from the garage. **Action: GM**

Rules on smoking – GM explained that whilst the communal areas are no smoking zones, inside apartments were not, unless specified by landlords. Numerous members raised issues resulting from “all sorts of tobacco” smells and the situation is now causing a nuisance. **Action: GM will shortly be issuing a newsletter that will cover general good housekeeping information and agreed to include this subject within his document. Should the nuisance continue it was suggested that those concerned email GM with a “range of apartments” that may be responsible. This will allow GM to issue a targeted letter without singling anyone out.**

Pigeon population – Pigeons are causing a nuisance at apt 405; it appears that they are nesting under the decking and potentially damaging the membrane beneath. **Action: GM to investigate “netting” option which has proved successful elsewhere.**

Election of Officers: NKC informed the meeting that in line with the constitution, all committee members would resign at the AGM but shall be deemed to be re-elected if they were willing to stand, in the absence of other nominees. The Chair asked for nominees to come forward however there were none that evening therefore The Chair asked that should anyone wish to come forward, they should contact her direct. The status was left as follows:

Chair - Norah Keany-Corr

Vice Chair – Imran Chouglay

Secretary – Yvonne Berns resigned - Position vacant

Treasurer – Andrew Wright

Committee Member – John Corr resigned – Position vacant

Committee Member - John Hodgkins

Committee Member – Andy Irmie – No contact made – Position under review

AOB – JH raised the recent changes in data protection and the need for the Association to contact members for approval to continue to hold/use personal contact details. **Action: NKC**

The AGM concluded and a further meeting followed to discuss the potential purchase of the head lease, following the recent receipt of the section 5 notice.