

RIVERMEAD RESIDENTS' ASSOCIATION

9.5.11

PRESENT:

Maria Cooke	-	Chair (Flat 108)
Gill Catchpole	-	Vice Chair (Flat 112)
Peter Walsh	-	Treasurer (Flat 2)
Nicki Puckey	-	Secretary (Flat 14)
Phil Lockett	-	Flat 90
Tim Gregory	-	Flat 19
Marilyn Ash	-	Flat 137
Tim McCormick	-	Flat 14

Right to Manage

MC has emailed other companies asking for quotes and will email any responses received and bring them to the next meeting.

Major works

MC appears to be the only person who received the Notice of Intention To Carry Out Works dated 19.11.10 in regard to the asbestos removal. All residents should have been sent the letters. There was a question raised about which Project Management company was being used. MC will ask Freshwater. A query had been received from a resident about whether we should take our service charge fees issue to our local MP – the general view was that this would be unsuccessful and the issue would be 'batted back' to us.

Resident responses to the asbestos proposals are to be received by Freshwater by 11th May. MC will be sending various queries to Freshwater and we will put the questions and answers out the boards for residents to read. Questions include:-

1. What criteria is being used to choose the contractor?
2. Which contractors have they negotiated with? Who is the successful contractor?
3. Why are the works now non-notifiable?

Discussion and confusion concerning the extra service charges and what they cover so far. The charges already paid during 2010 and those being paid in 2011 should cover BOTH the emergency lighting works and the asbestos removal. We need to receive a clear breakdown from Freshwater and also information about any further future works that we will be charged for.

Still unclear as to when the works will actually start – it has been quoted to one resident that it will be at the end of 2011.

Also outstanding is the refund of £65 which residents were charged to install the communal aerial, which never happened – this money has not been used – is it to be put towards the latest major works or should it be refunded to each individual service charge account?

Bank account

TM is still owed £100 for hiring the room for the AGM. NP is to come off the bank account signatory as she has not been able to get to HSBC to see the member of staff there personally due to a change in her work place. MC will arrange for herself and PW to be the only two signatories required on cheques.

Fire safety

There has been no deadline received for the removal of personal items from the communal areas, and some residents have queried the need for personal items to be removed at all.

Leases

Freshwater have not been very co-operative about lease decisions and responses needed. Residents requesting lease extensions may have to go to the LVT. TG enquired about the possibility of forming a new group of residents who would be interested in pursuing a lease extension.

Cleanliness audit

GC and MA did a recent cleanliness audit of the three blocks. Some observations were made, ie. Cigarette ends had been thrown from balconies on the road facing side of Princeton House. The basis cleanliness in Yale is still an ongoing problem. MC to write a formal letter to Freshwater/Peter Porter about the cleaning.

Shop

Although the shop has much improved both inside and out, the fascia of the building is still unsightly and this needs to be chased up once again with Freshwater to try and get it repaired/redecorated.

The next meeting is to be held on **Monday 27th June at 7.30pm in flat 108.**