

Rivermead Residents' Association

Summary of Minutes of Meeting held at the Beeches Hotel,

on Monday, 15th December 2014 at 7.30pm

Those present: Julian & Scot, representing Freshwater (FW)

7 x Committee Members (apologies from Chair PA) Gill Catchpole (Vice Chair), Tim McCormick (Treasurer), Christine Girolomini (Secretary), Nicky Puckey, Mark Madden, Marilyn Ash, Irene Dunstan.

25 residents (12 new members signed up) New laminated cards to be issued shortly.

Items for Discussion: Decorations/ Carpet/, Issues with the Roof/Lease Extensions/Water Tanks

The meeting was opened by Gill Catchpole

Decorations: FW stated that the poor quality work by the original contractors had led to delays and numerous complaints from residents. New contractors had been appointed and problems are being rectified; the work should be completed by the 2nd week of January. Additional works had been identified and these will incur a cost to the residents. These costs have been estimated to £100 approx per flat, i.e. £2 per week. A special thanks from GC to Harry and John who have done an excellent job.

A flexible hard wearing skirting sample was shown to those present who voted to have this, rather than wooden skirtings which would require regular maintenance. Grey stair nosings were also agreed on. Carpet fitting has commenced.

FW are to write to all flats regarding the cold water tanks, many now showing signs of corrosion. It is the responsibility of each owner to check their tanks and to make provision to have them replaced.

FW have requested that individual flat owners suffering from excessive condensation and/or water leaks should inform FW who will visit and advise. The Caretaker has some printed advice for flat owners on how to manage condensation. The cavity wall insulation which was to be done by Eon has fallen through due to lack of funds, however FW will reapply for next year.

FW stated that the gaps in the bannister rails no longer comply with current H&S regulations and will need to be modified. A new bannister rail is to be fitted, coloured burgundy, to match the doors.

FW stated that the roof will be surveyed over the coming months and it is likely that major works will be required in the not-too-distant future. This cost will fall to the flat owners. FW advised

that because of the wording of the leases, a 'sink fund' is not allowed, which prevents flat owners from paying into the fund to cover future works.

Lease extentions: FW stated that these are dealt with in the London office; the contact is Mr. Paul Lamper.

Other Matters:

FW are considering introducing a 'Permit to Work' badge and requesting that all workmen on site report to the Caretaker each morning before commencing work. There have been a considerable number of complaints regarding workmen working 'off the books' at unsocial hours, causing upset and also making (and leaving) a mess in communal areas and the lifts. FW will also consider posting a notice in each hall, asking workmen to report to the Caretaker. This will not be practical after hours and at weekends when the Caretaker is off and this is when most of the problems occur. FW have asked for them to be notified of such events and it would help if dates, times etc. were noted.

FW discussed the possibility of changing the garage keys on an annual basis, to prevent unauthorised use of the garage.

6-weekly maintenance inspections were suggested, so that any remedial works can be carried out on an on-going basis, rather than waiting until the work required is more extensive and costly.

The next meeting of the Committee is to be on Monday, 19th January, 2015 at the Beeches.

Apologies from CG who will be unavailable until the end of March. The Secretarial role will be carried on by Nicky Puckey.