

Minutes of Previous AGM and Matters Arising

Roof works have now been completed. Work to make the river garden safe will be undertaken in 2020 and costs are currently being obtained.

Fire safety remains a big issue. Since the last meeting there has been an increase in the number of doors which have been upgraded but a number not meeting the current standard still remain. Flat owners are responsible for upgrading their own door furniture and are encouraged to do so. Scott Gorey can provide information regarding the costs. New fire safety regulations are due but it is not known when. Conflicting advice has also been provided to Freshwater leading to a lack of progress on fire safety issues. An independent fire consultant will visit the site to provide guidance shortly, feedback from this visit will be provided to the Residents group. It should be highlighted that both Freshwater and the Residents Group consider fire safety as high priority and it is planned that the group see what progress has been made in 6 months.

As of November vehicles parking on the complex will be actively checked for parking permits, please ensure yours is displayed.

Annual Report/Treasurers Report

Minutes of the regular meetings of the Residents group are added to the noticeboards and the Rivermead website at: <http://www.rivermead-ra.org.uk>

The Treasurer reported that there is £335 in the account, the income coming from membership. Expenses include room hire for the AGM and web hosting on a biannual basis. Work is ongoing to access the bank account. The Treasurer announced his intention to step down from the role.

Freshwater Plans for 2020 and Questions and Answers

Budgets for 2020 are currently being prepared and statements will be with owners at the start of January. A reserve fund for the riverbank works has been added but costs in some other areas have been reduced, this includes a substantial reduction for the building insurance. There is also a reduction in the amount paid in auditing fees. An additional provision has been added to allow for works to any individual balconies which are leaking. It is anticipated the service charge will remain around the current level. Queries regarding expenditure should be directed to Mrs Deborah Murphy in the Payments Team, who can also be contacted to arrange a service charge instalment payment plan. There is no provision for a sinking fund.

Ways to improve the appearance, accessibility and efficiency of the complex will be discussed at group meetings. It was noted that the garden is looking good and the Gardener was thanked for his efforts.

Communication between residents/staff and contractors needs improving and will be discussed at a group meeting.

Possible Activities for the Residents Group

The group would like to arrange social events to bring the community at Rivermead together. If you have any suggestions please let us know. Fundraising for charity is also something the group would be interested in.

Nomination and Election of Residents Group Members

Chair – Carol, Co-Chair- Marie, Sec- Louise, Treasurer- Marie. Members: Marilyn, Alison, Tim, Aaron, Stuart. ***Other members are welcome!***

Any Other Business

If anyone knows of a Martin and Barbara Taylor please contact rivermeadrasecorg@gmail.com