

MINUTES OF ANNUAL GENERAL MEETING
NASHDOM APARTMENTS CO LTD
NASHDOM MANAGEMENT CO LTD
JULY 13, 2022. NASHDOM ESTATE-POOLSIDE.

PRESENT:

D WILLIAMS(CHAIR), B RIVERS, H MCFARLANE, B HATCH, C. SMITH.

MARJAN AHMED(MAINSTAY)

SHAREHOLDERS REPRESENTING PROPERTIES NO'S 3, 5,11,14,16,22,23,26,31,32

SHAREHOLDERS BY PROXY 2,24,10,7,25, 29, NORTH COTTAGE

THESE MINUTES SUMMARISE THE KEY DECISIONS AND AGREEMENTS REACHED DURING THE MEETING

1.Approval was confirmed to accept the appointment of Henry Pohl as a Director of both Companies, Nashdom Apartments and Nashdom Management Co.

In response to an invite, there were no other volunteers seeking election.

2 Following a lengthy debate it was agreed that the current model for managing Estate operations needs a revision of roles and responsibilities and a search for more help from an outside Agent. The current workload has increased significantly and this, together with the constant complaints from a small minority, has reached a point where some Directors will not be willing to continue. This idea has been considered, not as a knee jerk reaction to recent papers or comments but as a true concern of the Directors. One of the newer Directors quoted that it was an eye opener to see how much work is involved.

The Meeting agreed to pursue the idea and develop a plan which will include re-assessment of the ESM responsibilities, reappraisal of Directors responsibilities and the work expected from a different Agency contract to the model we currently run. It was pointed out that this will increase costs as the last time we looked at a similar model the extra cost was of the order of £25000 or around £700 per property.

Indicatively it was expected that this project would take up to six months and Volunteers will be welcome to help. Guy Emerson volunteered to help with Agent selection. Vivienne Halsall offered to provide some names of local ARMA agents.

2.Harrowing of gravel car parks will be reinstated. It may require the purchase or hire of a small tractor unit or equivalent, with tow bar, as we have no suitable equipment

3.Parcel delivery-it was confirmed that the practice of using the ESM to deliver small post -box size parcels with the mail will continue and that all other Parcels will be left for Collection in the Main Reception. Note that a new Parcel cupboard has already been assigned to replace the rack.

4.The new gardeners have been well received and are very proactive. Some bedding plant tasks were still outstanding and will be resolved.

5. EV A new proposal taking advantage of generous Government grants was reviewed and widely accepted. There was a vote that showed a majority supporting making garages EV ready. There needs to be a more detailed review of the location of Public points and these will be investigated and shared with Shareholders.

As there are no specific funds in the Budget or Sinking funds it was agreed that this would be paid for by a one-off charge of approximately £135 per property. A key point of advantage here is that the Contractor will claim the grant directly and only charge Nashdom the balance. It was asked that the contract be checked carefully and any issues with contingencies made very clear at the outset.

A show of hands showed an almost total majority with 19 votes for and some abstention out of 21 present or nominated by Proxy.

6. Front façade repairs. This has been a very difficult project. The views sought from qualified Surveyors at time seem conflictive with that of the Contractor and as a result a new Historic Building surveyor will be required. Access has been a challenge. Also, communications and liaison with some contractors have proven very difficult. The Directors apologized that as a result the Project was running later than wanted and that the scaffolding will remain longer too. It is being chased again as a matter of urgency. As a common area this cost is chargeable across the Estate

7. Parking. It was agreed not to introduce a penalty system to charge repeat offenders for Parking issues. It was accepted that antisocial parking, and using the wrong parking bays, is a huge nuisance and sometimes means that ambulances are unable to attend the front of the main building

Instead, a hard-to-remove notice will be adhered to windscreen of cars which do not respond after two polite requests to move.

It was noted that there are several properties with more than one garage or parking bay and two properties only with no garage. Garage sales were a private matter at time of Purchase by owners.

Only the Owners have the power to resell. Nashdom has lease powers to vary the spaces, not reclaim them. Nashdom will be willing to help ask if anyone wishes to sell a garage and if so at what price. The matter would then be between the parties with associated legal costs.

8. New gym equipment. In response to a request for two new items of gym equipment (one had previously been loaned to the Company by a former owner and since removed) it was reported that there was no specific budget for additions only replacement of the original equipment. The sums involved are a little over £1000. An electronic vote will be sought from all Owners to decide if the new equipment should be purchased and if so, how funded.

9. The development of a Vegetable patch has been deferred as it is not a good time to plant seedlings.

10. Nashdom Estate Sign options. There followed a robust debate about the new signage which, accepting the well-meant intentions, had not met with the acceptance of many residents. It was accepted that a sign is needed, it had been agreed many years before. The little green signs are ugly, broken and ineffective. Proposals were offered but other suggestions were also strongly made.

It was agreed to circulate all Owners:

a- asking them for alternative designs for the Front and

b- Circulate these from the Committee and an electronic vote used for final selection

11. Website. Clare was thanked for her work in creating this new site. Please note that Track it forms are submitted through the site and actioned as fast as possible. They are reviewed at the Monthly Meetings of the Directors. The "Residents only" section of the website is password protected.

Noted that the residents/owners distribution list needs corrections.

12. The Accounts for both Companies, Apartments and Management company were reviewed and accepted.

Brian Rivers explained the reporting and control process for Financial Management.

Also, the outlook for this year suggests that the budget will be tight as inflation has been higher than was expected when the budget was finalized late last year. Some sinking funds will be used, for example for the new Pool boiler, and it may be that we cannot top up the funds with the budgeted amount due to these cost pressures.

Daryl Williams ended the meeting by thanking everyone for their attendance including Marjan from Firstport Mainstay and commented that this was one of our longer AGM's

The meeting concluded at 21.30.

Bdr v 2 18/7/22