

The Drive Mansions Ltd

Minutes of the AGM held on 11th May 2016

Present

A Downes
B Kingdom
J Wilkinson
C Henderson
T Henderson
A Cordell

The Minutes of the last AGM were signed off as read and approved.

AD apologised for the lack of an AGM in the past few years but explained that all information regarding the projects completed, and the projects still to be undertaken, could be found on the Drive Mansions web site. (www.drivemansions.co.uk)

AD asked if there were any issues with Carbon Accountancy being re-elected as the company auditors. There were no comments and Carbon Accountancy were subsequently re-elected as auditors.

Gates Project

AD stated that we had received a number of quotes for the front driveway project and we were awaiting 3 more. The budget for the project seemed to be in the region of £400,000.

AD explained that the project was broken down into 5 parts and that these were all available to view on the web site.

Nathan (flat 52) asked when the project would commence and what the project duration would be.

AD answered that the project could not commence until all monies had been received and that, until we had the final quotations, this final figure was not known.

Olivia (flat 66) asked if Mitre Construction would be the preferred contractor due to the great job they did on the roof and front.

AD explained that there had been changes in the profile of the top management of Mitre Construction, but that they were one of the companies tendering for the project.

Philip Cooke (flat 8) asked whether the gates would be purely security gates or just ornamental.

AD explained that at this stage the gates would not have locks, but cables would be run during construction in case it was decided to install locks or access pads to the gates in the future.

Harry Voyantis (flat 5) requested that the gates be installed with a key pad entry system with fobs supplied to each household for access purposes. He went on to say that the gates could be put on a timer so that access after a certain time would be via key fob only.

Mrs Church (flat 10) asked why the current entry phone system could not be extended to the new gates.

AD explained that it would require a completely new system wired to each flat. This was not included within the project, but it is anticipated that a wireless system could possibly be more easily fitted in the future.

Emily Garnett (flat 91) stated that they felt it was a missed opportunity if we did not make the gates more secure during the project. AD said that this would be looked into.

A question was asked about Drive Mansions sign board. AD explained that this would be incorporated into the new pillars.

A question was asked about the proposed new lighting on the internal dwarf wall in the driveway. AD explained that the lights to be installed had eyelids so the light would shine on the driveway and not the front facing flats. It was suggested that those who were interested could see pictures of the lights on the Drive Mansions website.

Daisy Batchen (flat 18) asked if the lights would be on all the time. AD explained that they would be on a timer so the duration of illumination could be varied.

SkyTV

Tim (flat 10) asked if all flats were wired for SkyTV and it was explained that they were. Numerous people had mentioned problems with SkyTV reception. AD said that the board would look into this.

AD was asked about the poor sound proofing between the flats. AD explained that the internal wall between the flats was very thin and if noise from adjoining flats was an issue, it would be advisable to invest in good quality sound insulation.

Bicycle Storage

The problem of the storage of bicycles and prams in the common parts was raised. JW explained that for insurance and health and safety reasons, the common parts had to be kept clear of all obstructions.

AD mentioned that the board would look at using the cellars for the storage of prams and bikes but that they would not be refurbished within the next few years. The board would look into the condition of the cellars.

A question was asked about a storage area in the back parts. AD explained that the board felt this was impractical as the bicycle and prams would have to be carried through the garden gates at the end of the driveway.

General

It was suggested that we install CCTV cameras. AD thought it may be useful to install fake cameras as a deterrent to outsiders.

Emily Garnett (flat 91) asked if the window balustrades could be included in the project. AD explained that this was a private matter but would pass on details of companies that could do this.

John Manners explained that we had inherited a building that had been neglected for many years and that the board had done a great job in getting it to the improved condition it is now in.

A question was asked about fire risks and a general discussion took place regarding firefighting, fire extinguishers and how these affected the Drive Mansions.

Olivia asked that her thanks be passed on to the caretaker, Paul Carpenter, for the excellent work he is doing in the garden.

Harry Voyantzis expressed his concern about the rubbish being piled up at each end of the driveway prior to collection. AD explained that there was no easy answer to this problem as there was no facility for storing the rubbish at ground level prior to collection.

A question was asked about putting caps on the chimney pots to stop water coming down the chimneys. AD explained that during the previous roof refurbishment, the contractors were reluctant to install caps as they could restrict air flow.

AD and AC outlined the insurance details in relation to "water ingress" or flooding from flats above. It was pointed out that the excess (currently standing at £500.00) would not be paid by Drive Mansions Ltd. and was the obligation of the party causing the flood.

A question was asked if we have Legionnaires Disease tests done on the water tanks. AC explained that this was part of his annual maintenance program.

AD said that the next project to be looked into would be the refurbishment of the interior common parts.

No other business was discussed.