

KNIGHTS GROVE (NORTH BADDESEY) MANAGEMENT COMPANY LTD

MINUTES OF EXTRAORDINARY GENERAL MEETING HELD ON TUESDAY, 6TH MAY 2014 AT 7.00PM AT BADDESLEY BAPTIST CHURCH

1. Flat/house owners present or represented at the meeting:-

Mr. and Mrs. Richardson	-	2 Chilcott Court
Mr. and Mrs. Otton	-	29 Harris Way
Mr. Need	-	10 Carpique Park
Mrs. Collier	-	85 Borden Way
Mrs. Mathad	-	7 Harris Way
Mrs. Driver	-	9 Harris Way
Mr. McCulloch	-	84 Borden Way
Mrs. Barber	-	25 Fulford Road
Mr. Lockett	-	16 Harris Way
Mr. Osborne	-	10 Thomas Road
Mr. and Mrs. Harris	-	81 Borden Way
Mr. Marshall and Miss Lillie	-	9 Chilcott Court
Mr. Hayward	-	4 Fulford Road
Mrs. Elson	-	19 Borden Way
Mrs. Luria	-	37 Borden Way
Mrs. Gasson	-	29 Borden Way
Mr. Lines	-	12 Thomas Way
Mr. Wallwork-Green	-	3 Folland Close
Mr. and Mrs Hayes	-	45 Rownhams Road
Mr. and Mrs. Jeffery	-	26 Fulford Road

Apologies

Mr. Brown	-	1 Fulford Road
Mr. and Mrs. James	-	21 Borden Way
Mr. and Mrs. Maxwell	-	1 Harris Way
Mr Britton	-	33 Borden Way
Mr. and Mrs Brightmore	-	22 Harris Way
Dr D MacDonald	-	9 Thomas Road

The Managing Agents, Residential Management Group were represented by Joe Davey, Regional Manager and Jessica Leggate, Property Manager and Phil Flynn, Property Manager

2.

The Meeting was called for the express purpose of effecting the release/transfer of control of the KNIGHTS GROVE (NORTH BADDESEY) MANAGEMENT COMPANY LTD from RMG Ltd Nominee Directors to Resident Directors appointed by and from amongst the KNIGHTS GROVE (NORTH BADDESEY) MANAGEMENT COMPANY LTD owners. The nature, purpose and function of the Company were broadly explained, together with the responsibilities, implications and benefits for all owners. It was explained that RMG would be resigning shortly as a Director of the Management Company and that volunteers for their replacement were accordingly required, the following being forthcoming:-

Mr Rob Harris 81 Borden Way

The foregoing was unanimously confirmed as a Director of the Company.

A further request for Directors was made and the following volunteered:-

Mr Chris Marshall 9 Chilcott Court
Mrs Gillian Jeffery 26 Fulford Road

Their election to be confirmed at the next Director's Meeting.

Mr Harris then addressed the Meeting laying out his thoughts and ideas for KNIGHTS GROVE (NORTH BADDESEY) MANAGEMENT COMPANY LTD going forward with regard to management of the development:-

My name is Rob Harris and I live at 81 Borden Way with my wife and daughter having purchased a house on the estate in 2012. I am a recently retired housing consultant having run my own business since 2001.

I don't consider RMG, the managing agents have done a very good job in the past. I consider the management company could be and should be better managed than it has been.

With RMG acting as the management company it has not been commercially healthy because of the incestuous relationship between companies in the RMG group.

In the past there has been:

Poor budgeting and financial management by RMG particularly between 2005 and 2010 which led to the issue of a deficit charge.

AGM's have not been held in a timely manner and audited management company accounts have been slow to be issued.

It has taken 10 years to get to this stage where we are ready to appoint resident directors.

Blame has always been on Taylor Wimpey but this is not acceptable when I believe RMG manage all of Taylor Wimpey's developments. Why don't RMG's directors and Taylor Wimpey's directors get together and sort out any problems?

Management Company overheads are a large proportion of the annual charge.

There was a lot of discontent at the AGM on 8th May 2012. It was even noted in the minutes that Joe Davey confirmed that RMG had not been proactive enough in the past.

Planting carried out in landscaped areas in 2013 was not watered and consequently most of the plants died.

We do not want to feel that we are being ripped off by the management agents. Up until now RMG could spend what they like and charge whatever fees they like and there has been nothing any of us residents members could do about it.

That's enough about the past.

I consider the management company should maintain the environment of the estate in a cost effective manner for the benefit of all the residents. In other words the estate should be somewhere we are all proud to live.

The way forward is to put out to tender the contract for the Management Agent as well as the Accountant & Company Secretary role. That way we will know we are getting a good deal for our management company charges.

In the mean time RMG should continue with day to day management of the estate and all queries should go to them in the first instance as in the past.

If however you do not get satisfaction from RMG then please contact myself or one of the other Directors.

Thank you

Any Other Business

- a)** Rob Harris asked if Taylor Wimpey had provided a plan showing the areas that are maintained by the Management Company.
Joe Davey advised they had not.
- b)** Rob Harris asked if Taylor Wimpey had transferred the head lease of the flats to the Management Company.
Joe Davey advised they had not.
- c)** Rob Harris pointed out that in the past RMG Directors had advised that it would be unfair and unwise to invite members to become Directors and accept the responsibilities and obligations of that appointment without there being a conclusion to these items.
Joe Davey confirmed that this is still his opinion.
- d)** The question of the cost of Grounds Maintenance costs was raised in light of the Local Authority taking over maintenance of the Public Open Spaces.

Jessica Leggate confirmed that overall the cost of Grounds Maintenance had been decreased by £4000.

- e)** A question was asked about what notice period is required to be given to RMG as managing agents.

Joe Davey confirmed that three months notice was required.

- f)** At the AGM it was asked why the Management Fee had seen such a large increase over the previous three years

Joe Davey explained that in 2013 a Lease Audit had been carried out and it was noted that the Driveway charge had been applied incorrectly. This has now been removed and the driveway costs have now been split equally over the Estate

There being no other business the meeting closed at 7:26pm