

Minutes of AGM meeting

Forestfield Management Company

Held at Shrublands Residents club, Laurel Close, Furnace Green

7.45pm Thursday 28<sup>th</sup> October 2021

In attendance: Annette Gidman (AG)

Lindsey Beer (LB)

Cathy Piggott (CP)

Carolyn Cratchley (CC)

Alex Mitchell (AM)

Graham Creasey (GC)

Megan Jones (MJ)

Apologies: Pam and Len Ruel

Meeting opened with thanking everyone for attending and apologies for not having a meeting last year due to Covid restrictions

**Minutes of last AGM**

Approved

**Secretary's report**

With no current secretary in post LB explained that over the last year we have made some investments into the estate with the provision of the 15 new car parking bays and some general repointing and painting of the garage blocks

There are plans to install a noticeboard on one of the green areas where all relevant notices can be posted

Also plans to widen communication with FB/email and the website which MJ is now running and modernising

LB and CP stood down as directors and were re-elected.

Megan Jones was elected onto the Board

## **Treasurer's report**

No treasurer currently in post so LB ran through the accounts. Copies were available for all residents

Quick run through of the budget

Income from extending several of the bungalow leases at £13k each

Gardening remains the biggest expenditure

Accountancy fees to rise slightly – we no longer have a qualified accountant as a director so the Board will need increased help in keeping the books

There was a question from the floor regarding the bad debt – was it actual or provisional - Lb said it was actual. The debt is due to a small number of residents not paying their fees. These are being chased.

## **Any other Business**

The floor was opened up to discuss any other business

1. Electric charging points - the subject of provision of charging points for electric cars was raised by LB – it is not possible for most residents to feed electricity from their house to their garage as the cables would have to be fed over WSCC land. Also the planters in the communal areas would need to be dug up. So this is not an option. There is not enough power in the current electricity supply to feed more than 3 garages. LB discussed the option of looking at government funding to provide on street charging points. She suggested a sub group of residents be set up to investigate the options and called for volunteers - no one volunteered
2. The maintenance of the rear pathways was raised with specific regard to spraying – LB assured residents all the pathways have now been sprayed with weed killer. There was a separate question on the surfaces of these pathways as apparently not all have gravel down – the Board agreed to look into this but said it was unlikely any other option other than gravel/shingle would be put down as a surface due to the expense involved in paving or concreting these areas.
3. There was concern from some residents that bushes and climbing plants from private gardens are not being cut back especially on the back paths with one house in Charleston being of particular concern. GC said that he had spoken to the householder but agreed to talk to them again.
4. There was then a very lengthy discussion on the Currie and Brown 2016 Survey of the garage blocks and the proposed maintenance schedule. Prod Sarandisis (PS) said he had emailed the Board a detailed plan with his proposals for the scheme of works suggested but would involve a significant increase in the maintenance fees. Unfortunately he had emailed his proposals in October 2020 and the Board admitted that somehow over the restriction on meetings due to Covid19 his proposals had

somehow not been discussed. The Board apologised for this and agreed to discuss them fully at the next Board meeting. PS felt that he wanted the proposals discussed and agreed to at the AGM but the board felt this was not the correct platform for such a discussion and that all residents needed to be in full agreement to any such plans and would as such need to be fully informed of all the options involved.

AM pointed out that the cost of doing all the work on the garage blocks was approx. £250k per court and FMC did not have the funds for that and had no way of raising capital due to their status as a charity. The matter has been discussed at an EGM in the past and plans to increase maintenance fees were rejected by the residents at the time. AM also pointed out that there is a possibility that legal responsibility for the garage block maintenance lies with the freeholder of the garage and the overlying leasehold bungalow owner. The garages are structurally sound and the main area of concern is the water ingress and that not all the garages leak. It was thought that possibly covering the raised beds alongside the garages by or removing them totally might ease the water ingress issue. Parking spaces – it was clarified by the Board that the new parking bays are the responsibility of FMC not WSCC as they were made on our land

5. Parking in St Leonard's drive – concern was raised about the number of cars parked by the entrance to Forestfield as they constitute a danger in pulling out of the estate especially at school drop off and pick up times. The general consensus was that they were possibly airport parking although a couple do belong to Forestfield residents and some people park there when going to the gym at Oriel. It was suggested that people contact Duncan Crowe (local councillor to express our concerns)
6. An issue over disabled access on the estate was raised by Janis in Highdown. There is a lack of slopes and ramp ways on the estate making wheelchair access especially difficult with the worst court being Highdown. GC said he would look into this and that maybe there might be a grant available. FMC to investigate.
7. Last point was on the state of some of the fascias – people should be asked to clean them. AG said that she regularly added this to newsletters but she would make sure it was highlighted in the next one.
8. Concern was also expressed that many of the fencing was left as wood not painted white – it was agreed that although the rear fences can be plain wood those at the front of the property should be white wood or UPVC
9. With winter coming it was asked if we would be putting some grit/salt boxes on the estate. Assurance was made that this had been discussed at a recent board meeting and FMC were looking into getting one by the estate entrance where the road was at times treacherous last winter,

The meeting concluded with thanks being given to all the residents for attending and thanks from the floor for the hard work of the Board members and associates.

