

Minutes
Extra Ordinary General Meeting OAK RH19
Thursday 29th November 2018

11 Members attended 16 Apologies received.

The meeting was due to start at 19:30 but was delayed until 19:45 due to inclement weather.

1. MS advised that the meeting had mainly been called because there would potentially be some cost implications for the 'OAK' members to consider. Although OAK bank account has some funds in it, this is insufficient to cover future expenditure.

1.1 In addition Sarah Heron who was acting as Chair has had to withdraw due to personal reasons. Also the Executive Committee had not formerly been elected.

2. To formerly elect Chris Brooks.

3. Other positions also needed to be formerly elected: Tony Browne, Mick Shiel, Roland Pickering and Chris Drake. All nominated on block by GB (Apt 11) seconded by DT (Apt 42). The vote was unanimous in favour, therefore carried.

3.1 Tony Browne (chair), Mick Shiel (Secretary), Chris Brooks (Treasurer), Roland Pickering & Chris Drake (Committee without portfolio)

4. MS explained the existence of an organisation called Federation of Private Residents Associations (FoPRA). They provide free and independent advice to Associations, their advice ranges over all aspects encountered on developments such as ours. He attended their AGM on 14 November 2018 and was impressed with how they conducted business, more so with the consultants they have available for the benefit of its membership. www.fpra.org.uk

4.1 The cost of joining will be £75.00 as one off joining fee and then £190.00 annual subscription. Proposed by GB (Apt 11) seconded by RP (Apt 25). The vote was unanimous in favour.

4.2 Raise additional funds of £20.00 per apartment to cover:-

- joining FPRA
- a fighting fund to use when submitting matters to 1st Tier Tribunal etc.
- Proposed by BG (Apt 1) seconded by DF (Apt 28)

5. AOB.

BG (apartment 1) raised the issue of an increase in his FP Service Charges of approximately 25% (an accompanying letter had advised this was because they needed to increase their emergency funds). Although he'd tried to contact FP to understand why the increase, they had not bothered to respond.

Other attendees made similar comments re charges and responses and the meeting came to the conclusion that different owners were being treated in different ways by FP, including sending their lawyers after some owners for money and then advising that the issue had been closed, as well as not bothering to chase some owners, etc. BG also went on to say that FP should have issued a S20 Notice that they were going to make additional charges to each leaseholder where the demand is over £250.00, he believes they are in breach of this.

MS said that this is just the sort of issue FPRA will be able to help with and the sooner we join the better as this will be one of the first matters the committee will raise.

The meeting was reminded that the AGM will be held in early April 2019.

The meeting formally ended at 20:16.