

Notes of the AGM of the Palms II Complex Maintenance Association

Held on
18 Feb 2022

(N.B. Because of travel restrictions resulting from the Covid pandemic, this AGM was conducted electronically using the Palms 2 website and email. Comments attributed to members in these notes were made by email and are held on file).

1. Minutes of 2021 AGM meeting.

No concerns were raised.

Minutes approved.

2. Management Committee report for FY 20/21

Andrea Burton (Apt NG3) said that “despite the serious difficulties inflicted by Covid, Cyclone Tauktae etc, it is great to see how much has been achieved over the past year, the impressive list of maintenance works, running repairs and financial efficiencies. We are indeed fortunate to have such a committed and effective management committee and my heartfelt appreciation goes out to the four MC members, with a special shout-out to Vishnu Kapoor for everything he does on the ground”.

Ian & Karen Davies (Apt LG3) said “Karen and I would like to thank all the Committee for all the time and hard work they have given in organising and the running of Riviera Palms 2. We think you are doing a fantastic job. The website is brilliant, keeping the owners informed on the running and upkeep of the complex. This is only because of all the hard work and time the Committee has put into the running of the complex. Karen and I will back any judgement and decision the Committee have to make”.

3. FY 19/20 Audited Accounts.

No comments received.

4. Maintenance fee report

No comments received

5. FY 20/21 Forecast Expenditure.

Andrea Burton said that she fully supported the ongoing financial strategy laid out in the MC report and thanked the MC for its continued stewardship of the complex.

6. Elections to the Management Committee

No new nominations were received.

The current members of the MC indicated they would be prepared to continue in post:

- Ron Oldfield, Chairman
- Vishnu Kapoor, Vice Chairman & Treasurer
- Nick Arnold, Maintenance Officer
- David Morphey, Secretary

There being no other nominations, the persons above are re-elected unopposed.

7. Propositions from members

No propositions were submitted

8. Maintenance programme - Progress to date and forward plan.

Ian and Karen Davies said that “owners can now see how the maintenance fund is being used with the data sheets of wages and maintenance costs etc. which are provided”. They thought the approach the Committee have adopted in the use of the maintenance fund was very good and said “At present the main priority is the structure of the buildings and essential services which supply them. These were neglected whilst under the supervision of Riviera Construction. Unfortunately the owners are now having to pay to rectify this neglect. Most of this work is costly and unseen, but requires to be done before we can move onto more cosmetic tasks.

It’s a good idea providing photos and costs of these works. As it lets the owners actually see what is involved in some of these unseen tasks.

We think Riviera Palms 2 is progressing very well, and it was a good positive thing when Riviera Construction walked away from the maintenance of the complex”.

9. Proposed maintenance fees for FY 21-22

No comments were received

10. Any other matters

None were raised

David Morphey
(Secretary, Palms II Complex Maintenance Association)
24 Feb 2022