

MINUTES OF ANNUAL GENERAL MEETING OF NAVARRE LIMITED

HELD AT

ST JOHNS METHODIST CHURCH HALL, 7-11 EAST HILL, LONDON SW18 2HT

ON 31ST OCTOBER 2010 AT 7.30PM

Present: Mr Jeffrey Fuller, Director (Chairman)
Mrs Phillie Reynolds, Director
Mr Duncan Reynolds, Director
Ms Victoria Thornton, Director

In Attendance: Mr Richard Gross, Bells Commercial Limited
Mr Adam Brindle, Director, Your Grounds Care

Lessees Present: Sandy Jelfs, 26 Bartholomew Close
Ms Brierley, 26 Bartholomew Close
D. Hughes, 9 Bartholomew Close
B. Wainwright, 63 Bartholomew Close
N. Tonkin, 35 Bartholomew Close
R. Ford, 48 East Hill
M. Edwards, 20 Nantes Close
P Hards, 28 Turenne Close
N. Morton, 28 Turenne Close
E. Harvey, 2 Turenne Close
C. Lucas, 93 Garrick Close
A. & L. Lees, 50 Turenne Close
M. Preston, 93 Nantes Close
R. Gregory, 58 Turenne Close
W. Meeraus, 58 Turenne Close
E. Wildsmith, 18 Nantes Close
E. Gamby, 5 Turenne Close
J. Morgan, 29 Garrick Close
A. Muchmore, 26 Rochelle Close
I. Rostance, 24 Rochelle Close
R. Appleton, 75 Nantes Close
K. Liverpool, 45 Nantes Close
N. McGregor, 28 Rochelle, Close
M. Santos, 7 Turenne Close
R. Dave, 55 Garrick Close
A. Young, 59 Nantes Close
I. Waterkeyn, 47 Garrick Close
S. Elliott, 27 Garrick Close
P. Sparkes, 21 Garrick Close
R. Summerfield, 9 Garrick Cloae
H. McCoubrey, 12 Turenne Close
S. Hoogwire, 27 Turenne Close
L. Komaramy, 23 Nantes Close
Mr Wright, 4 Rochelle Close

ACTION

1. Welcome speech by Mr Jeff Fuller (Chairman of Navarre Limited)

Mr Fuller introduced all at the top table, the other Directors, members of Bells and Mr Brindle of YourGroundsCare was introduced.

2. Directors Report read by Mr Jeff Fuller

Jeff Fuller read the prepared Directors Report regarding redecorations and roof repairs that had been completed despite the hurdles and problems encountered.

The lease analysis was re-raised and it was confirmed that all lessees of the whole Estate, apart from the houses, have to pay as per their apportionments a contribution towards any external or internal redecorations of the whole Estate. The previous analysis of the lease was found to be incorrect as the leases quite clearly state that everyone shall contribute towards refurbishments on the estate. The painting fund discontinued with credits being raised to leaseholders where necessary.

It was acknowledged that the gardening and cleaning had greatly improved and the tree lopping and pruning is on schedule.

There continues to be a problem with the recycling in so far as the council will not remove from the flats, however, this is catered for unofficially by the refuse collectors at the present time. We continue to lobby the council to make official collections.

It was acknowledged that there continues to be difficulty in bike storage, however, having investigated the situation and due to cost and logistical implications it is not possible to pursue this and all items must be stored within the flats.

The residents were very happy so far with the results of the change of cleaners to GOL and many residents praised their efforts in keeping the Estate clean and tidy.

Crime continues to drop, this is a great part thanks to the local crime prevention office and the officers who regularly patrol the estate.

The East Hill website has proved popular and useful and will therefore be continued with.

In conclusion, the board continue to work hard for the leaseholder and freeholders and welcome the opportunity to continue to do so.

3. Proxy Forms

None were received.

4. Auditors

To agree and re-instruct the company's accountants for the forthcoming year. This was proposed and seconded and therefore this motion was deemed passed.

5. Nominations for Directors.

One nomination was received prior to the meeting, proposed by 37 Nantes Close (Jason Christie) and seconded by 52 Nantes Close (Carol Tan). This was put to the vote of the members. Roger Appleton was democratically elected and instated as a new director joining the board.

6. AOB

The meeting was opened to the floor whereby the following points were raised:

- a) 28, Rochelle – Can we have Hanging Baskets to brighten up the street.
- b) Rochelle – Garages being used as a accommodation – is this legal ?
- c) 51, Bartholomew – Complained about high rise in service charges – Damage to walls after contractors painting – Quality of the painting poor.
- d) 9, Bartholomew – Can the Board circulate the budget forecast on Website when finalised.
- e) 59, Nantes – Complained about high Service Charge for flats.
- f) Rochelle – Resident took exception to the fact that Bells referred to him as a Leaseholder – when he is in fact a Freeholder !
- g) 28, Turenne - Why has the Board re-interpreted the Lease ? And they can change it back – why not ? Refuses to pay for external painting on other flats.
- h) Nantes – Window frames are rotten – can we replace them ?
- i) 45, Nantes – The communal gardens look 'tacky' – Bin Cupboards not painted on inside.
- j) 27, Garrick – Can the Board circulate the 'Feedback' from AGM – website ok for this.
- k) 9, Bartholomew – Why is AGM so late this year ? If it's the Auditor's deficiency – can we look at other accountants ?
- l) 48, East Hill – Shrubs at the front are getting too high again – leading to 'unsocial' behaviour and litter.
- m) 5, Turenne – What has the Board done about the communal TV aerial replacement – when the signal changes to digital next year ?
- n) 26, Bartholomew – Gardener's waste bags being left for over a week on footway down from Nantes – can this stop please.
- o) 28, Rochelle - Concerned they are very much a 'Back Water' - can Deeds of Variation be considered with a view to breaking away from the Estate ?
- p) Several Residents commented that communication with Bells has improved since Richard Gross became the Estate Manager.
- q) Nantes – What is being done about the low wall that is constantly being knocked down in Nantes ?
- r) Nantes – What's being done to stop illegal parking in Residents' Parking Bays ? What happened to the Parking Scheme ?
- s) Light sensors across estate in all communal internal areas.
- t) Will aerials be upgraded or cable installed.

7. The meeting was concluded at 21:00