

**MINUTES OF THE ENFIELD ISLAND VILLAGE RESIDENTS ASSOCIATION
DIRECTORS MEETING HELD AT THE COMMUNITY CENTRE,
ENFIELD ISLAND VILLAGE
ON THE 26TH JULY 2005**

Present: Tony Thake (Chairman)
Ian Mitchell
Iain Campbell
Nigel Marton-Falvy – CPM Asset Management
Sugar Ahmed
Gary Archer
David Field
Steve Grimmer – London & Quadrant
Nigel Marton-Falvy – CPM Asset Management

Also in Attendance:
Graham Jacobs - Howard Wade & Jacob
Carmen Wallace, Resident
Councillor Norman Ford, Chairman of the Youth Trust
Councillor Penny Heathwood

Not in Attendance:
Kevin Alonso

1. **Apologies for Absence**

Kevin Alonso

2. **The Minutes of the last meeting**

The minutes of the last meeting held on 17th May 2005 were unanimously approved. A vote of thanks was also proposed and seconded to Howard Pratt, one of the Directors of Phase 1 who has been winding the clock at Enfield Island Village for the past 2 to 3 years, he is leaving Enfield Island Village and fortunately a replacement has been found. Further details will appear on the EIVRAL Website.

3. **Matters Arising from the Previous Meeting**

CPM are still awaiting the quotation regarding the erection of bollards at the end of Fisher Close.

Tesco's

A general discussion was held regarding the ongoing problem of security at Tesco's and the meeting received comments from the managing agent that it would appear that police presence has increased on site and as a result the problems at Tesco's appear to have diminished. Some of the directors also confirmed this, to be the case.

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CPM's Presence on Site

NM explained to the meeting that it has now been agreed that CPM can have a presence on site 3 full days a week 9.00am to 5.00pm. Mike Taylor of the RSA has agreed that an office within the RSA office can be used for this purpose. The RSA are however looking for a contribution of £50 per week for the use of this facility. The CPM directors are still deciding whether to go ahead with this in view of the contribution that would be required. All directors were in agreement that this would be a major step forward in the management of the Island and would be extremely desirable. NM addressed the meeting and informed them that he would be pressing hard for the directors of CPM to go ahead with this arrangement.

Management Agreement

Paul Ingram the Managing Director of CPM is still working on the Management Agreement and NM promised the meeting that he would chase this up as a matter of urgency.

Financial Matters

Ian Mitchell addressed the meeting regarding a letter that had been sent to CPM reducing the number of accounts from six down to four for Enfield Island Village. NM confirmed to the meeting that this had been done and a confirmation letter would follow. NM also confirmed that a draft budget would be put before the directors within the next two weeks for their approval ahead of the forthcoming AGM.

Parking

NM informed the meeting that parking notices were still being prepared and that Fairview had agreed to the erection of bollards to deter illegal parking on the grass area at Manton Road.

The meeting went on to discuss the problems on the adopted roads, now that Fairview have handed over the areas to Enfield Council. Calming measures were discussed and it was agreed that Tony Thake and Gary Archer would represent the directors at any forthcoming meetings.

Covenants

A general discussion took place regarding covenants and it was acknowledged that a database had now been set up and that any breaches were being picked up at the point of sale after inspection. Tony Thake expressed disquiet that no papers had been forthcoming for the last two months from the legal department at CPM for signature by the Directors in the form of Deeds of Covenant. CPM will investigate this matter and report back to the directors.

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The meeting then went on to discuss L&Q and Presentation Housing representation on the Board of Directors. NM informed the meeting that we now hold very useful contact in the form of Joe Ukpabi from Presentation Housing who is a property manager and is on site 2-3 times a week. It would be most useful if he could possibly attend a board meeting and then to follow up on this matter.

The matter of the Christian Housing Association building was also discussed and contributions from this towards the RSA will be investigated. The meeting was informed that it will be exclusively for key workers, NM will contact the property manager at Christian Housing Association to establish precise details.

Enfield Island Village Youth Community Trust

The meeting went on to discuss the proposed multi-sports court proposal for Enfield Island Village. EIVYCT have issued a consultation paper with various steps that have been undertaken during the consultation process. It was generally agreed at the meeting that they had gone as far as possible with this consultation process and had been given every opportunity to achieve comments from the residents. It was formally agreed by the directors that the number of comments received by EIVYCT are not sufficient to gauge the reactions of all members on the Island. Comments were made from IC that the website is still very anti the sports complex in general. Once again the meeting generally agreed that EIVYCT had done all it possibly could so far to elicit views from residents.

The meeting then went on to discuss possible door to door canvassing, and was agreed that this should be considered. Directors expressed concern that the RA would be open to criticism if more views were not solicited. It was finally agreed that the EIVYCT Multi-Sports Court display should be used as a backdrop at the forthcoming AGM on September 28th and councillors would be present to answer any questions, although the multi sports court proposal would not be an agenda item at the forthcoming AGM.

4. **Financial Report**

The finalised accounts were distributed to the meeting and accounts were approved by the Board of Directors. IM raised comments that once again CPM had failed to answer questions in a timely fashion and this should not happen again. It was agreed that GJ would prepare a short written précis, summarising key aspects of the accounts for the managing agent ahead of the AGM so that it can be included in the AGM notices. The managing agent would in turn consult with the Chairman and prepare a written 'annual report' for him summarising the achievements/activities of the Managing Agent and RA throughout the past year, ahead of the AGM meeting. IM reported to the meeting that all directors had been circulated with information regarding the reserves and their usage. CPM reported to the meeting that the Facilities Management Department at CPM are preparing a report regarding long term objectives for any expenditure

incurred. The meeting then went on to discuss reserves and strategy and investment of the reserves.

5. **Invoices to Approve**

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Dalemarsh invoices for May and June £3,519.13 per month were approved. CPM's fees for May and June £3,867.54 were also approved.

6. **Managing Agents Report**

1. Gardening Contractors

The meeting were advised that the revised gardening specification has now been sent out to all nominated contractors, although no responses has been received to date. If CPM were to have a presence on site 3 full days a week this would considerably improve channels between gardening contractors and directors and managing agents.

2. Newsletter

CPM reported at that meeting that there would now be a newsletter distributed by CPM advising all residents of ongoing matters relating to the Island. The directors were very enthusiastic about this and would like to have considerable input. It was agreed that IC will liaise with Chris Don at CPM in order to ensure that the directors have an input before any further editions go out. NM suggested at the meeting that this would be ideal opportunity for matters such as EIVYCT and the multi sports complex to be discussed.

3. CPM Management Company – External Redecorations

CPM informed the meeting in accordance with the lease cycles, external redecorations will be undertaken to Webley Court, Morris and Peabody Court later this summer. Greener Court has already been completed.

4. Yardi Voyger System

CPM are still currently preparing a manual expenses report. The Directors are still not happy with the CPM reports which they find extremely hard to follow. CPM to investigate further.

5. Trees and Grids

NM distributed to the directors a letter from David Jones regarding the tree grids at which the directors expressed extreme disquiet. It was agreed that CPM will press the matter urgent and respond to this letter immediately. David Jones and Fairview to repair all the tree grids immediately, as it is understood that Fairview have set aside funding for this eventuality.

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6. Fencing to the Island

The meeting was informed that Fairview will not installing black galvanised fencing to the Punchard Cres section, although the majority of residents in this section of the Island did vote in favour for black galvanised fencing. Furthermore Fairview will not be replacing all the existing posts only damaged ones, and the existing chainlink fencing will be reinstalled. The directors requested that a letter be sent immediately to the Managing Director of Fairview, as it was originally agreed that Fairview would look at this proposal and it appears that they are not even considering it.

7. Public Open Space

A meeting has been arranged with David Jones to review progress on the public open space so far. Comments were raised by the directors that Shires, the Fairview contractor appear to be dumping waste material on various parts of the Island. Furthermore the Metford Cres area has been fenced off and is not being undertaken as part of public open space works. The meeting were also concerned regarding the former show house area, and Fairview's lack of concern with this area. It was also reported that the gardeners are still not cutting the areas underneath the pylon. CPM to investigate all of these matters.

8. Handover of The Residents Association Areas

CPM reported at the meeting that Fairview have now started forwarding documentation for signature by the directors prior to handover. This documentation has been forwarded to Tony Thake for discussion with the other directors.

9. Canal Basin

CPM reported to the meeting that the installation of the new pump in the canal basin had temporary reached an impasse and that Ian Miller of Flyght Pumps is currently on 3½ weeks holiday and although he has been sent full drawings and specifications by CPM, CPM have been unable to contact him to progress the matter. He is due back from holiday on the 1st August 2005.

10. Accounts

Accounts have now been completed by Howard Wade & Jacob and filed at Companies House.

11. Ward Homes

The ongoing saga of David Wilson/Ward Homes has temporary reached a

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halt once again. The directors want to know exactly what work is being undertaken by David Wilson Homes, although CPM understand via Fairview and from the Managing Director of David Wilson Homes that this work has gone out to tender and costings are awaited.

12. Railings

CPM reported to the meeting that specifications were sent by Fairview to CPM and it would appear that the specifications had been adhered to with respect to the initial painting of the railings on the Island. Fairview categorically state that they are not prepared to repaint the railings, however as a gesture of goodwill they have offered to make a contribution of £750 towards the re-painting of the railings on certain sections of the Island. The directors accepted unanimously this offer from Fairview.

7. Any other business

IC requested a large map of the site so that work could commence on a grid specification suitable for supervising gardeners work and weekly/daily site visits by CPM. It was reported to the meeting that planning permission had been sought for the erection of a T Mobile mast in the Mollinson Ave area, Greener Court and all parties concerned are now raising objections.

A community noticeboard in the community centre was requested for general display, such as planning permissions and consents. CPM to action.

The problem of pigeons was once again raised with reference to the Greener Court side of the development. This is a problem caused directly as a result of the pigeons roosting underneath the main bridge at the entrance to Enfield Island. The board of directors will make every effort to back Greener Court and CPM in their campaign to encourage Enfield Council to eradicate this problem.

Date of next meeting

The date of the next meeting was agreed for Tuesday 6th September 2005 at 7.30pm.

There being no further business to discuss the meeting closed at 11.00pm

Approved:
Chairman

Date: