

Appendix A to Committee Meeting Minutes of 4.10.25.

Item 4(a)

Meeting with Gaye on 12.8.25.

Present: Gaye (GM), Jenny, Roger & Keith (HLRA)

1. What is the reason for the most recent delay concerning the **Repair of the Phase Two Balconies**, affecting the twelve properties outlined in June?

The approval for work on these has now been escalated, with documents sent through the senior surveyor to the relevant director for contracts to be approved. Quotes for the re-decoration of Phase 2 have now been requested. A full review of all “latent defects” is being conducted by an independent consultant.

2. **Reception Re-design** – May the presentation to the whole village be expedited to enable the plan to be executed without further delay.

As the agreed update of the mood board by Louise would not be available until 8th September, it was decided that Gaye would make the necessary alterations herself and produce the result as a draft. This will enable her to display it while holding informal consultations with residents in the weeks prior to our AGM.

3. **Bistro Re-design.**

We discussed the committee’s suggested plan for the re-design of this area, so as to move forward with this important issue. This is attached herewith and shows the bar being amalgamated with the kitchen area. Gaye agreed to study this proposal and obtain the necessary advice regarding its feasibility from the relevant departments.

4. When will the L-shaped **Garden Bench** (on the corner of Hammond Way and Ker Walk) be stained in the same way as the others, **as this is probably the most visible bench in the whole Village!?**

Gaye has instructed Mike to deal with this as a matter of urgency

5. Discuss **the demand for £97 for the repair of Janet McCombie’s defective Anchorcall Pendant**, as we thought that this was covered by the Service Charge.

After considerable discussion the following statement was agreed as the way forward:

Updated procedures for the replacement of pendants:

1. When a pendant wears out it will be replaced at no cost. The cost of the pendant is part of the service charge.
2. If a pendant is lost or damaged the resident must pay the retail cost of a new pendant.
3. New residents in resale properties may use the pendant left in the property or buy a new one at retail cost if no pendant has been left.

6. Discuss any issues arising from the successful Village Family Day.

We informed Gaye that the Village Family Day was a very welcome addition to our village's annual programme of events, as it was enjoyed by a good number of our residents and their families, despite the intermittent weather. Several suggestions were discussed concerning future events. She then informed us of the following agreed dates:

27 th November	Christmas Lights Switch-on.
29 th November	Christmas Fair
9 th December	HLE Christmas Tea afternoon.

7. The Annual Review Meeting will be held at 10.am on Thursday 25th September, with the relevant paperwork being distributed during the week commencing 8th September.

8. Ground Maintenance.

Gaye informed us that the **rear ditches** (at the Cherry Bank end of the village) will be cleaned before the heavy rain in the Autumn and that the **Pond maintenance contract** will be acted upon towards the end of the year.