

Appendix A to Committee Meeting Minutes of 11.4.26

Item 4(a)

Meeting with Gaye on 25.3.26.

Present: Gaye (GM), Jenny, Ann C & Roger (HLRA)

1. Decision of Anchor Management concerning the Surveying Team's Report on the **Repair of the Phase Two Balconies, etc.?**

There has been a positive meeting with Anchor's Board Executives and senior management team, **who consider that any further delay is unacceptable**. It is hoped that the critical repairs (to balconies, etc) will be completed prior to the cyclical refurbishment of the entire phase two part of the village. Gaye has requested that this challenge is properly planned and scheduled by a project manager. There will be a further meeting in two weeks' time.

2. Any response from Anchor re **Air Conditioning Units?**

Anchor has been advised that the health forms have been completed by our applicants

3. Update re **Repair of Boiler, including Janet McCombie's letter of observation?**

The final parts are still awaited but should be with us by the end of the month. Gaye has now addressed the issue of Janet's letter.

4. **Transport. Update on the possible date for the **proposed acquisition of our new minibus?****

We are still awaiting two of the companies to produce their specs.

5. **Redesign of Bistro – Do you have an estimated date for commencement of the **JOINT** working party (management **and** HLRA) to examine this project?**

Gaye is reluctant to commence this **JOINT** project until the Phase Two work is underway. We said that we would have our team ready and waiting with ideas and possible solutions, **as we consider this challenge to be both urgent and necessary for the future of our village.**

6. Parking – Progress re siting of “**residents only**” signs and the possible provision of “**disabled bays**”?

The erection of the new “residents only” signs awaits.

Anchor would be unable to agree to the provision of disabled bays in view of the possible numbers required, the width of the bays and the “non-allocation of parking bays” rule.

7. Gardens

- a. Will you allay concern over the use of HLRA’s **£500 donation for plants**, as no receipts have been received to date?

To date, £280 has been spent on the purchase of plants and the remaining £220 will be spent before the Summer. Once all the cash has been used, Gaye will present the receipts to our Treasurer.

- b. How was the new **pergola** funded?

Out of the minor purchase budget.

- c. Can a plan of the **water distribution points** under phase 2 be sought, with a view to sourcing at least two further taps within that area of the village?

Trevor will be consulted on this matter.

- d. The committee thought that the **new fencing** was great. Please can now some thought be given to replacing the fence around the pond in the not-too-distant future?

As it is a health and safety requirement to fence off an area of water in a manner to stop anyone from gaining access, the necessary fencing will attract a high cost. This, therefore, will have to be a long-term wish.

8. Redundant Disability Scooters. Apparently there are a number of these in the entrance courtyard to Oakleigh Square that no longer have any resident owners. Please may we work together to discover their ownership and dispose of them back to their rightful owners or family and, if no ownership discovered, sell them for additional funds towards our wellness centre equipment?

There are three such vehicles involved:

1. owned by a current resident,
 2. owned by a leaseholder who does not live in the village, and will therefore have to be removed
 3. owner not known and will be removed by Anchor
- Nasar will be dealing with this matter.

9. **Our Pond.** May we discuss the possibility of purchasing a floating “duck house” for the pond?

Gaye considered this to be a great idea but felt that rather than the cost coming from the service charge, the funding (in excess of £500) could come from a village raffle. This will be considered by the committee.

10. Telephone Changes

Gaye informed us that the **Digital Upgrade** is now upon us, which will result in changes to wiring in the village. Apparently this will not affect those apartments in phase 2, which were prepared for this change when built. The really good news is that our “hotel-style four-number” phones will still work throughout the village.