

North Lane (Aldershot) Management Company Ltd

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Annual General Meeting

7.00pm on Wednesday 8 March 2017
St. Augustine's Church, Holly Road, Aldershot

Minutes

Welcome & Introduction

Dr John Koenigsberger (Chair) opened the Annual General Meeting (AGM) by introducing the Board of Directors appointed to represent North Lane (Aldershot) Management Company Ltd and the appointed managing agents, itsyourplace Ltd (IYP), who manage the day to day activities of North Lane (Aldershot) Management Company Ltd (the Management Company).

Paul Adams & Dan Churchill of Branston Adams (Accountants for North Lane (Aldershot) Management Company Ltd) were also introduced to the Meeting.

Notice Convening the Meeting

John Koenigsberger advised the first formal proceeding of the AGM was to approve the Notice convening the Meeting.

This Notice was proposed by all.

Directors' Report

John Koenigsberger gave an overview of the management company and its responsibilities to Members for whom all are property owners within the Estate.

John stated that he is frequently asked '*Why do we have to pay?*' and '*Do we get value for money?*'

John advised that being members everyone whether you own a house or an apartment are collectively responsible for the maintenance and upkeep of all communal areas, not just the grounds but such items as maintenance of the apartment buildings, insurance and by providing these services the costs are raised through the Service Charges which are invoiced each year. Included within the Service Charge Demands issued in December, John referred to:

email
telephone
web

enquiries@itsyourplace.co.uk
0330 660 0699
www.itsyourplace.co.uk

North Lane (Aldershot) Management Company Ltd

“The Management Company shall as soon as practicable after the 1st day of January each year prepare estimates of the sums to be spent....the Transferee shall within 14 days of receipt of the demand therefore pay to the Management Company the Maintenance Charge....in the event of the Maintenance Charge (or any part thereof) remaining unpaid seven days after the charges have become due the Transferee shall pay interest at the rate of 4 per cent per annum above the Base Rate of National Westminster Bank...and the Transferee shall pay all expenses (including Solicitors’ costs and Surveyors’ fees) incurred by the Management Company in the recovery of any arrears of Maintenance Charge”

North Lane (Aldershot) Management Company Ltd do not have the power to change the wording within your deeds and are bound to undertake the Management Company’s Covenants itemised within this legal document, as you are bound to undertake the covenants listed for the Transferee.

The North Lane development is unique being 356 properties that all contribute towards the Estate and is influential in size, working with external agencies such as Local Councillors (Keith Dibble, Sue Dibble and Frank Rust all in attendance) together with Police (PCSO Kathryn Blanchard in attendance).

The Directors of North Lane (Aldershot) Management Company Ltd are all homeowners and volunteer to ensure that all obligations of the management company are met and is deemed to be an exclusive club giving residents many benefits and privileges.

Cllr Keith Dibble stated speaking on behalf of Cllr Sue Dibble and Cllr Frank Rust (also Hampshire County Councillor) that represent North Town, Chestnut Grove or Woodland Walk which is often referred to as the old ‘Boots Estate’ is around 10% of North Town population.

Service Charge Accounts

Richard Essling of IYP, took the attendees of the AGM through a high level summary of the Service Charge Accounts for the Management Company for the financial year ended 31 December 2016.

Richard advised that itsyourplace Ltd on a day to day basis manage the transactional financial matters for the management company. As the management company is a limited company, at the end of every financial year, they employ a Chartered Accountant (Branston Adams) to verify the transactions and financial state on an independent basis.

Richard introduced Paul Adams and Dan Churchill of Branston Adams. Paul re-iterated that they are appointed to act totally independent to validate and test the expenses of the management company and verify the expenditure. Paul advised that he would be happy to answer any questions in respect of the accounts being presented following the AGM.

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Richard advised that there were for the purposes of Service Charge Accounting two elements: for the 'Estate'; and for Leasehold properties. Each member (356) makes a contribution to the 'Estate' charge which is the same for each household and each Leasehold property also has to make another separate payment for 'Leasehold' costs and Ground Rent.

Income & Expenditure 1 January 2016 to 31 December 2016

– Service Charges, receipts and interest	£162,864
– Expenditure *	£138,374
– Contribution to Reserves	£ 31,034
– Net expenditure over income (from Reserves) *	£ 6,544

Reserves

– Opening Reserves as at 1 January 2016	£166,855
– Closing Reserves as at 31 December 2016	£173,727

(Private Flats £126,319, Flats over Garage £8,528, Estate £38,880)

* Variances to Budget

- Bin Clearance increase frequency (Leasehold only), Culvert Major Works, Buildings Insurance (Leasehold – Freeholder Determined)
-

The Service Charge Accounts were presented and proposed by Mr C West and seconded by Miss S McCaul.

The Appointment of Branston Adams was proposed by Mr C Williams and seconded by Mrs S Lavery.

A copy of the Service Charge Accounts (together with Minutes of the AGM) will be uploaded and made available on North Lane (Aldershot) Management Company Ltd website, being <http://northlanealdershotmcl.co.uk/>

Any queries in relation to the Service Charge Accounts for the year ended 31 December 2016 please refer to IYP for clarification.

Appointment or Reappointment of Directors

In accordance with the Memorandum & Articles of Association of the Management Company, the following Directors retired by rotation and offered themselves for re-election and following a show of hands were duly re-appointed as Directors of the Management Company:

- Mr C West
- Miss S McCaul

The Board of Directors for the Management Company comprises the following members:

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- Dr J Koenigsberger
- Mr S Smalley
- Dr A Le Gresley
- Mr S Daniel
- Miss S McCaul
- Miss S Eismont
- Mr C West
- Mrs V Ingram

Any Other Business

Springlake Industrial Park

Mrs Cook wanted to bring to the attention of those present issues that they have had with HGV vehicles attending during both day and night, with the night times disruption their sleep and peace. Mrs Cook stated that both herself and Mr Phillips have a good relationship now with logistics carrier and they are now minimising their night visits. Whilst this has helped with their peace, there is now a concrete speed hump causing some disruption so are liaising with Hampshire County Council to this regard.

Woodland & Footpath

Whilst it was acknowledged that the woodland path is very overgrown, John Koenigsberger advised that a number of years ago following consultation with Rushmoor Borough Council that due to a number of incidences of anti-social behaviour, damage to the woodland bollard posts and dog fouling, it was agreed that whilst the path would remain, no maintenance would be undertaken.

Attendees at the AGM raised their concerns that there continues to be anti-social behaviour in this area and for which included apparent drug use which had been reported to 101. PCSO Blanchard re-iterated the need to contact 101 in the event of non-emergency to report such as they will deploy officers where they can or any intelligence received may be referenced following and be in support of another identification or incident.

General Parking

Members commented that it would appear that some households do not use their allocated parking whether that is a parking space or their garage/driveway and in doing so restrict pavement access which in places is dangerous. Furthermore, residents or visitors are not parking or observing Highway Code and park in restrictive pinch points which results in some residents not be able to leave their own home/driveway or causing obstruction/hazard.

John stated that as a community residents need to be responsible and as always it is politely asked that residents/visitors are considerate in their parking at all time.

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North Lane (Aldershot) Management Company Ltd and IYP would like to thank Local Councillors Keith & Sue Dibble and Frank Rust for their continued support and for all their lobbying that is carried out on behalf of the Management Company.

The AGM closed at 7.50pm

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