

Chairman's report

11th May 2024

Well its been a busy 12 months !

There is much to report since our last AGM but I can't remember everything in chronological order so please forgive me.

I think the first significant event was the confirmation that VAT would not be payable on a rebuild if there was a possible insurance claim. This has led us being able, for the time being, to avoid massive increases in insurance premiums .

The second major event was obviously the sudden erection of the metal fence just before Christmas without any appreciable warning. As we all now know, this turned out to be the preliminary phase of the development planned for the large buildings and car park adjacent to us.

Our meeting on 11th March with Trillium proved to be very enlightening and at least opened a pathway for dialogue between us.

The sale of apartment 2 turned out to be a very prolonged and drawn out affair with a multitude of emails between us and the 2 sets of solicitors. Completion finally happened last week and I look forward to finally meeting the new owners .

The work that Julian has done on apartment 4 has been slow but highly impressive..what a difference between now and 2 years ago !

I have also had to update the share certificates and our business details with Barclays for every apartment individually.. the first form they sent composed of 17 pages !

Other smaller jobs that have been completed have been :

- Repair to the flat roof of apartment 1

- Repaint bin store

- Pollard lime trees and subsequent trimming of epicormic growth

- Purchase and fitting of 2 no trespassing signs

- Update electrical safety certificate communal electrics in meter room.

- Repair of the wall in the car park.

- Servicing of the gate (though that now needs a new control box).

There has also been an increase in our gardening fees, largely due to them now charging VAT.

so thanks to

Audrey, our new cleaner , and also main garden guru,
Pete and Lynne for the work they do outside,
Gary for his help with the roof and wall,
Tracey for keeping on top of the box caterpillars,
Julie for doing the minutes
Don & Julia who again have been wonderful hosts
and Philip for his work trying to iron out the finances.

Finally just to also thank everyone who took part in the hugely successful
(but hot) work / social day last September..

Simon

Chair WMMC