

Minutes of meeting held at Whitehall Mansion on Monday 8<sup>th</sup> May 2023 at 10:30

Present: Pete & Lynn (1), Don & Julia (3), Julian (4), Philip (5), Audrey (6), Simon & Trish (7), Julie (8)

Apologies: Alex (9)

1. Reason for meeting:	Annual general meeting
2. Minutes of last meeting:	All agreed.
3. Chair report	Simon first welcomed Julian to his first AGM and stated that the service charge anomalies have now been rectified. The communal electricity supply has benefitted from the £60 rebate from the Government, but this scheme has now ended. Simon passed on his thanks on behalf of all present to Pete for the ongoing grounds maintenance and to Audrey for the flowers and regular attendance to the garden. Gary has completed his works to the wall but has refused payment. All agreed to buy a bottle of whisky to thank him and to present it at the mid-point of the working party late summer.
4. Matters arising from last meeting	All agreed that the working party is always very productive and such a success. Date set for 9th September 2023
5. Other matters	<p>Simon raised the subject of the insurance cost rebuild, and that the insurers (Allianz) has quoted for the insurance renewal with a declared value of just over £10m to rebuild. As this takes the building into a new threshold this may considerably increase the insurance costs, and thus the service charges. Simon has queried with the insurance broker whether VAT is applicable on the rebuild costs and awaiting written confirmation from the accountant. Confirmation of this will take the insurance rebuild value below the threshold again. Julian also offered to contact Keith at KLF insurance brokers to get alternative quotes as this is such a specialist area.</p> <p>Simon explained the difference between sum insured and rebuild, as the rebuild costs would also include for rehousing all residents.</p>
	After last year's discussion regarding the feasibility of electric car charging points, it was agreed to put plans on hold at this point pending the insurance premium rise. All agreed that at this point there is no urgency. Simon agreed however to look further into the feasibility and associated costs/grants available prior to the next meeting.

	Simon had looked into the car park numbering and that according to the leases, spaces for apartments 6 and 9 have been painted incorrectly. There was also discussion at length regarding the Gate House owners parking their vehicle in the Whitehall Mansion visitor space following their own building works. All agreed that although this is not a problem given the good relationship, the situation requires permission to be granted in case of future sale of the property and Whitehall Mansion losing access rights to this space. Paperwork needs to be drawn up giving them licence to park their car (at no cost) but that this agreement is with the current residents only.
	Discussion moved on to trespassers. As the gate by the letterboxes doesn't lock, it is impossible to keep people out. Agreed that signage is required to say that Whitehall Mansion Management accept no liability for injury. Given the poor lighting and significant trip/slip risks to anyone unfamiliar with the property, this is an urgent matter. Simon agreed to look into this urgently and purchase signage to put up both sides of the common areas.
	The dog at apartment 2 has been seen urinating on the ground floor matting by the entrance. Simon to make contact with the owner of Apt 2 to request that the dog is better supervised. It was stated that Apt 2 is on the market for sale through ZJB and notice to be served on the tenant imminently.
	Wooden door giving access from the grass area to Apt 3 is starting to rot at the bottom. Pete and Simon agreed to look further into solving the problem.
Any other business	Julian stated that he has some large glazed pots that his father likes to tend and wanted to check that nobody objected to them being sited in the common areas, and the addition of further seating for all to enjoy. All agreed
	Julian also added that the light over the main entrance is feeble and not fit for purpose, and also that the green paint on the internal doors is objectionable. Offered to get his electrician to replace the light and decorator to repaint at his expense. All agreed
Election of Officers	Simon and Julie are happy to continue in their existing roles. All agreed.
Next meeting	TBA