

Hamilton Court (Pinner) Limited

Minutes of the Annual General Meeting held at the offices of Paige & Petrook
118-120 Marsh Road, Pinner, Middlesex HA5 5NA
on Thursday 17th August 2017

Present Mr Clive Summer (flat 125) (Director)
Ms Pauline Salomon (flat 135)
Ms Julie Wintle (flat 137) (Director)
Ms Lynne Messenger (flat 151) (Director)
Mr Adrian Norton (flat 153) (Director & Secretary)

Attending: Miss Beverley Leonard (David Charles)

The meeting commenced at 19:00 hours and was chaired by the Director, Mr Adrian Norton.

1. Proxies and Apologies for Absence

Proxies were received from Mrs Anne Goddard (flat 143).

2. To approve the minutes of the 2016 Annual General Meeting

The minutes of last years AGM were approved and proposed Mr Clive Summer and seconded by Ms Julie Wintle.

3. Review of the Year

- Repair communal latch and switch.
- New manhole cover to replace old fallen cover at front of block.
- Replace storm damaged aerial.
- New launch amp in first block.
- New signage – block name and numbers.

4. Adoption of the Audited Accounts

No members present had any questions concerning the 2016 accounts.

The approval of the accounts for the year ending 31st December 2016 was proposed by Ms Lynne Messenger and seconded by Mr Clive Summer.

5. Election and Re-Election of Directors

At present the directors are:

Ms Lynne Messenger
Mr Clive Summer
Mr Adrian Norton
Ms Julie Wintle

The above agreed to continue in their roles as directors. No objections were made.
Proposed by Ms Pauline Salomon and seconded by Ms Lynne Messenger

6. Rate of Maintenance

An increase in the annual maintenance charge of £50 per annum was proposed for 2018. This will mean from 1st January 2017 the maintenance charge will increase to £650 each half year, bringing the annual maintenance to £1350.

The increase was proposed by Mr Adrian Norton, and seconded by Mr Clive Summer.

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7. Reappoint Accountant

To continue to use M J Golz and Co, Harrow as accountants.

Proposed by Ms Julie Wintle and seconded by Mr Clive Summer.

8. Any Other Business

- Bin – it was noted that the council were failing put the bins back in to the storage area and in the correct way round. David Charles to contact council.
- CCTV – site visit arranged with security firm to determine locations for two new cameras at front of block
- Parking – again parking is a reoccurring issue. Visitors who are parking in Hamilton Court are reducing the number of bays available for other residents. It was agreed residents with visitors should double park or park offsite e.g. Hazeldene Drive. Two resident cars for one flat will not be permitted onsite unless double parked.
- Anti-social behaviour – anti-social behaviour at Hamilton Court will not be tolerated. This includes excessive noise late at night, climbing on garages, moving of communal garden furniture, and littering.
- Building Insurance Payment – payment of buildings insurance will now be added to the service charges which will result in one less invoice.
- Landlord/tenant Information Pack – David Charles to produce a Landlord/Tenant pack.
- Again many thanks to Mr Clive Summer for allowing Hamilton Court (Pinner) Ltd to use the Paige & Petrook offices for the meeting.
- Hamilton Court (Pinner) Ltd would also like to thank Beverley Leonard (David Charles) for attending the AGM.

The meeting concluded at 19:30