

DIRECTORS MEETING MINUTES OF MAXIMUS MANAGEMENT LIMITED HELD ON THURSDAY 12TH APRIL 2018 AT 7.00PM AM AT LITTLE MEDFIELD 27 KINGSWAY CHALFONT ST PETER SL9 8NS

PRESENT: **Graeme Armsby (GA)**
 A Cornish (AC)
 Stuart Watkin (SW)
 Jonathan Hersom (JH)
 W Peart (WP) - DCPC

1. Financial Budget – All leaseholders were happy with the expenditure for the estate and how much had been spent. They were also very happy with what was in the sinking fund. JH has signed off the service charge accounts for 2017.

2. WP went through all of the works that need to be carried out in 2018:

Bike shed – it was agreed that it would be a good idea for the bike shed to be put up on the grass area by the wall and all leaseholders agreed. There have been a few burglaries lately and Johnathan feels that it would be prudent if a bike shed was put up. AC confirmed that he no longer lives there but would not object to a bike shed being put up in the garden area at the back of the property. All leaseholders present agreed that it would be a good decision. I have received the quote from Leon and will forward it onto Johnathan Hersom the director.

Marking of the parking spaces - JH and all of the other leaseholders present were happy that the parking spaces should all be marked and that a letter should be sent to all of the leaseholders with a diagram showing their particular parking space. SW advised that he did not want the flat numbers marked on the parking bays as this would show if someone was away for a prolonged period of time. WP advised him that this would not be the case as the leases show letters and not numbers.

3. JH advised me that they are still waiting for the fire stopping to be done and gave me the needed authority for me to proceed with this matter. I have given the necessary authority to MJ Fire.

4. JH brought up the re-appointment of David Charles Property Consultants which was vehemently agreed by all of the leaseholders present. They went further to say that they were very happy with the services that we were providing.

5. **AOB**

Virgin Media – JH advised that even though we have a communal satellite system some of the residents / tenants are getting Virgin Media. One of the engineers for Virgin has drilled a hole in the fascia at the top of the building and run a wire from the top of the building into the flat. Which makes the front of the building look so untidy. There are also

some other wires which are hanging all over the building. JH has asked if we could get someone in to do something with the all of the wires that are overhanging on the building. I will arrange for Dan our electrical contractor to come in and deal with this issue..

SW & JH both commented that when driving into the estate that the curb is not sufficient enough and have made a request that I contact the council to see if there would be anyway that we could have the curb drop extended. They are aware that we will need to pay but do not mind. I will contact the council.

SW wanted to know if the back wall behind the cars belonged to Maximus Management Ltd to which I agreed. He wondered if we could get it painted because it does not look good compared to other parts of the building. I will arrange for a quote.

The date of the next meeting has been agreed will be in February 2019.