



Summary of the Meeting of the Directors of CMMC held on Thursday 14th November 2019

The purpose of these notes is to help keep residents informed of matters being dealt with by CMMC on behalf of the residents.

Please do not hesitate to contact board@cholseymeadows.org should you require any further information.

Directors present: Liz Irving (LI) (Chair), Martyn Griffiths, Richard McDonnell, Carol Chaplin (CC), Fiona Horsfall, Denise Worthington (DW)

Directors Apologies: Chris Phillips, George Kurchey, Matt Griffiths, Sean McLaughlin

First Port representatives present: Neil Taylor, Hayley Downey (HD)

Budget and Accounts

FirstPort is hand collating 2019/2020 budget and service charge letter including Budget survey results to resident. Residents will receive this letter in November.

CMMC has instigated an independent audit of the 2017/2018 accounts.

2018/2019 accounts will be drafted by January 2020; full accounts with legal finalisation will be prepared by April 2020.

General update

Wall at bin store

HD reported she has complained to contractor regarding their inaction, having had the go-ahead since August. HD is chasing

Bins

There have been fewer reports of issues. One resident has requested to become monitor for Ipsden. HD confirmed monthly bin store tidying to take place 20.11.19; communal bins cleaning 21.11.19. Biffa will not replace damaged (rat eaten) bins. Instead, they insert mesh, which has 12 month lifetime

Lights

HD reported the works list to date has been completed

Lit bollards

HD and electrician have tried to identify wiring routes to Fairmile Building, change bulbs and check weather-proofing of connections. This is a Cleaver remit. HD has chased Cleaver, with no success. LI to escalate

Schuster Close

Resident at No. 1 reported holes in parking area. Neither HD nor CC have found them.

Health & Safety Risk Assessment

HD reported action required at Thames View gate – awaiting costings (Thames View residents will pay ie. Not within service charge)





Tree Survey

HD has contacted English Heritage to instruct them.

Lines painting at Rotherfield Road

CMMC agreed these should be double yellow. HD to brief contractor once brick paving is complete. HD chasing timings. SOHA is writing to tenants, to clarify Farm Building spaces are NOT for residents' use. Message to be posted on Website & Facebook once timings are confirmed. Businesses need to take responsibility to police their spaces.

Ferry Lane speed limit

What can be done about speeding vehicles in Ferry Lane? This is a County Council responsibility, ideally with support from the Parish Council. DW to follow up.

Website

396 unique users since July launch. New posts include Treasurer vacancy, October minutes summary, Grounds maintenance scope of work, Budget survey results.

Should you require any further information on these notes, please do not hesitate to email board@cholseymeadows.org.

The next Directors meeting will take place on Tuesday 17th December 2019.

