



Summary of the Meeting of the Directors of CMMC held on 17th July 2024.

Present: CMMC Directors: Bruce Schofield (BC), Matt Griffiths (MG), Richard McDonnell (RMD), Zak Lee-Green (ZLG), Supporting: Catherine Else (CE), Nick Shanagher (NS). First Port Representative: Tonya Simmons (FP)

Apologies: nil

Manager's Report

- Loos bricks 5 way junction - Vistry refusing to re-do work on basis that spec was followed. Contractor to give quote to rectify work. Board agreed medium priority but can be kept on hold for now as bricks holding. Review in autumn and winter with more rain.
- 3 quotes received for the work. Meeting contractor on 20th to go through plan for wood edge replacement. Report back to board after meeting.
- Borehole pump survey - 1 vessel failing pressure test. Board seeking advice on next steps and plan for long term maintenance being sought from multiple contractors.
- Painting Bike/Bin stores - quotes all in and best quote lower than expected and board agreed to all stores being completed in one order. Order to be raised and booked.
- Painting of flat stairwell/corridor at entrance - spec agreed by the board. Quotes to be gained for work and proceed when ready.
- Subsidence opposite Ox shed - contractor quotes received and best quote accepted but need to add to FP system. Order to be raised as soon as onboarding completed.
- Tree work - council approval required for all tree works and this has been sought. Immediate and 1 month work in progress early August. Quotes from other company received. All work ordered via one company and discount secured for the work. Awaiting dates for work to be scheduled.
- Pest control tender completed with quotes received. New contractor agreed. FP to end contract with previous contractor and start new immediately afterwards.
- Planting being done over the next few weeks ideally when some rain forecast to aid with watering.
- Insurance for flats - apportionment of charges to flats being investigated by board.
- Thames view gates - fault found on survey, repair to be discussed with company.

