



Summary of the Meeting of the Directors of CMMC held on 22nd January 2025.

Present: CMMC Directors: Bruce Schofield (BC), Richard McDonnell (RMD), Zak Lee-Green (ZLG), Supporting: First Port Representative: Imran Alam (FP)

Apologies: Nick Shanagher (NS), Matt Griffiths (MG)

Manager's Report

- FP to get professional tarmac company to quote for 5 ways junction as replacement option as relaying paving expensive and same issue likely to occur.
- Quote agreed for wood edge replacement Schuster Close as first trial area and work to be booked in. ZLG to communicate with residents directly about moving cars etc at time of work.
- EV charging cables over path. ZLG to communicate to residents directly if they would like this installed and contractor to invoice residents directly for this work.
- Borehole pump service due to be carried out by new contractor end of Jan
- Swan uplighter - solar option not suitable for longevity and costs associated. As no complaints about swan not being lit board agreed to leave unlit.
- 6 bollars to be upgraded to LED lights in courtyard to improve longevity and light distribution.
- Residents encouraged to register interest with Gigaclear for fibre broadband.
- EV charging - board to continue investigating options for this.
- Damp in woodward corridor at entrance - due to lack of ventilation and heat here. Contractor suggested small electric heater will be best option and quote agreed by board.
- Some areas will need to be seeded for grass when weather is suitable.
- Finance - Imran manager has been replaced at FP and new manager and Imran pressing to get accounts closed and budget sent over. Issue regarding master electric split present.
- CFM meeting early Feb.

