

Minutes of meeting held at Whitehall Mansion on Saturday 18th May 2024 at 10:30

Present: Pete & Lynn (1), Don & Julia (3), Philip (5), Audrey (6), Simon & Trish (7), Julie (8)

Julian (4) arrived after meeting had started

Apologies: Alex (9) and Graeme & Hannah (2)

1. Reason for meeting:	Annual general meeting
2. Minutes of last meeting:	Simon went through minutes of last meeting and any outstanding matters.
3. Chair report	Simon went through his report: He has received an email from Trillium re the fence which confirmed planning application has been submitted and the fence will be moved once approval received. They have also confirmed Shropshire Homes are buying the site and we await their plans in due course. Julian queried the gate at the entrance to the site. Simon confirmed that this gate will not be reinstated by Trillium.
4. Matters arising from last meeting	Signs have now been affixed to both sides of the property warning trespassers that this is a private property. Julian has delayed painting the internal green doors, and will wait until after Apt 2 has moved in.
5. Other matters	Simon raised the subject of the insurance cost rebuild, and that the accountants confirmed VAT would not be payable on any rebuild costs. Insurance has, however, gone up 15% this year despite approaching two brokers for quotes. Premium is just over £8,000, but approximately half of the nearest alternative quotation. To cover this increase service charge will need to increase by 10% from July.
	After last year's discussion regarding the feasibility of electric car charging points, it was agreed to put plans on hold at this point pending the insurance premium rise however £1,000 has been moved into a savings account. It was agreed at the meeting to await updated plans from Shropshire Homes as there will need to be charging points incorporated into the development.
	Philip raised a subject regarding potential anomalies on the insurance split. Simon explained that insurance is the main expenditure of the service charge. Philip stated that as the insurance increases apts 1, 3 and 9 pay proportionately less as these owners do not pay for use of the internal areas. The

	<p>calculations he submitted would equate to apt 8 paying a larger proportion to offset this. Julie objected to this proposal stating she would not agree to anything at this time and that these figures require further review. Julian proposed a further meeting be arranged for those concerned prior to quarter day in March (25th) as this timing coincides with obtaining quotes for the insurance renewal.</p>
Any other business	<p>Philip asked about the broken light by the roadway. It was confirmed it is not part of the Mansion property and has been broken for some time.</p>
	<p>Trish mentioned the increasing number of doves and pigeons roosting on the window ledges. Discussion in the group regarding potential solutions. Simon confirmed he is happy to affix spikes to their favoured ledge and review effectiveness.</p>
	<p>Simon stated that the control box for the car park gate will be repaired/replaced week commencing 27th May. Philip asked whether the Gatehouse pay towards the gate (10% of costs). Audrey asked about the electrics for the gate and car park. Simon confirmed that the Gatehouse do not pay towards this as it would be impossible to calculate.</p>
	<p>Gardens: Peter & Lynn asked if the bushes by the wall could be removed as they look tatty. Discussion ensued, at which point Julia & Don stated they would ask their gardener to offer advice on removal and suitable replacement shrubs. Audrey then stated she would like to add clematis/roses to the far wall of the long lawn to add some colour to the area. Audrey agreed that she would be happy to maintain.</p>
	<p>Peter had proposed that it might be beneficial to include the Gatehouse in the Mansion AGM. It was agreed among the group that this would not be appropriate as the AGM is mostly related to financial and administrative matters.</p>
	<p>Working party to be the first weekend of September (7/8).</p>
Election of Officers	<p>Simon and Julie are happy to continue in their existing roles. All agreed.</p>
Next meeting	<p>TBA</p>