

**The Mayesbrook Gardens (Barking) No.3  
Residents Company Limited**

Minutes of Annual General Meeting held at  
Parkside Community Centre  
Small Hall  
176 Goodmayes Lane  
Ilford  
IG3 9PP

27<sup>th</sup> August 2008

**PRESENT:**

Louise Adams	(105)
Vanessa Taggart	(117)
Margaret Carter	(64)
Margaret Weeder	(54)

**PROXY FORMS RECEIVED:**

Peter & Jennifer Evans	(5)
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**PROXY VOTE GIVEN TO:**

James Evans

**ALSO PRESENT**

Stephen Watson (SW)	(SWA)
Jackie Howes (JH)	(SWA)

Meeting opened with brief introduction of SWA as new Managing Agents from August 2008.

Directors Report

In view of change of Managing Agents this was postponed for this year.

Appointment of Accountants

SWA will obtain new quotes for Accountants as they want to check what competitive rates are out there at the moment. It was agreed to allow appointment accordingly.

Nomination and Appointment of Directors

There were no nominations for Directors Appointment.

Any Other Business

Graffiti – It has been noted by residents that there is new graffiti on the white sign as you drive into the estate. There is also evidence of it on the lamp posts and sub-station. SWA will arrange for contractor to clean off.

Bin Stores – There is some confusion about the numbering of the bin stores in particular for flats 50-64. The bin stores are marked R5 & R6 but on the plan attached to the lease it does not give reference to what bin store flats 50-64 should be using. This needs to be looked into and bin stores re-numbered. Some residents are using bin store R7 but this is not actually allocated to them and it was suggested that SWA contact the Managing Agents for Barking No2.

SW suggested that the entrance for the bin store adjacent to Block 105-127 is changed around so that access is from the front.

Estate Patrols – Although the police do patrol the estate it was felt that they needed more evidence of them being seen. They generally patrol the car park between 6.30 and 10.00pm but there are still problems with kids using the estate as a cut through and on regular occasions a prostitute is soliciting on the estate. SWA to write to police and ask if any extra patrols could be arranged.

Security Options:

(a) It was resolved to contact the PPMS to see if they would consider sharing the cost of security for the whole estate.

(b) Security barrier was discussed but it was not thought to be viable.

Satellite Dishes – This is a big problem on the estate and is a breach of the Lease. After much discussion it was resolved that SWA will be writing to all residents and would be arranging for Dishes to be removed.

Installation of communal dish – The satellite installation was discussed and it was decided to write to each individual block in turn and take a vote and if the majority are agreeable SWA will obtain quotes. It was felt that although the upgrading of TV aerials could be an issue, that most residents seemed able to obtain Freeview without any upgrade.

Washing – There are rotary washing lines in the communal gardens and one washing line is tied to the down pipe and these needs to be cut down. SWA to write to residents advising that no hanging of washing is permitted and will arrange for removal of all lines.

Storage of Personal Items – SWA letter also needs to be sent about the storage of personal items in the communal hallways to be removed.

Intercom – Margaret Weeder (Flat 54) complained that her security intercom is not working properly and thinks that the other properties in the block are experiencing the same problem. SWA representative or contractor will call on Mrs Weeder.

Doors – Louise reported that the main door to her block was not closing properly. There is a metal rod on the door frame that seems to jam, SWA representative or contractor to take a look whilst on site.

Website – Stephen to look at putting some details of the Lease on the website for the reference of all Leaseholders and Letting Agents.

There being no further matters to discuss, the meeting was closed at 8.00pm