

Royal Clarence Marina Residents Association

Ordinary Meeting: Minutes

28 November 2019

Unit 2 Cooperage Green, Weevil Lane, Gosport PO12 1AX

Chair: David Whitehead

Secretary: Philippa Dickinson

Treasurer: Erica Dawtrey

Chair: Opening Comments

Attendees: 43 residents

Apologies: 10 households

Approval of the Minutes of the Last Meeting

Minutes of the previous meeting (29 Nov 2018) were approved by a show of hands (proposed Steve Parry, seconded by Erica Dawtrey).

Reports from RCM Blocks

Galleon Place & Ledwell Court – Phase H (David Whitehead & Steve Parry)

Steve Parry reported for Ledwell Court:

- Redec on balconies still outstanding.
- Items noted from the Property Manager's report earlier in the evening:
 - Sky issues
 - Main intercom issues
 - Windows.

Chandlers, Malthouse, Salthouse & Salter's Mews - Phase C

Chandlers : (Sue Farmer): Nothing new to report.

Salthouse (Simon Candy)

- Bikes creeping into the communal areas
- Some reports of "creaking" in the roof. Concerns that this may face same issues as Malthouse roof (which blew off in xxx)
- Northern areas need jet washing 0 has reported to RMG Will report to RMG
- Problems being reported on the failing of the Nobo heaters
- Cracking noticed in the surface area of the car-park in front of the building

Malthouse (David Verghese)

- DV knocked on all 24 apartment doors to introduce himself and the RA. Approx. 50% owner occupied, the rest are sub-let. He meets with representative leaseholders from each sub-block.
- Issues with the Britannia sub-block lift emergency phone. With RMG to deal with

- No further issues reported with the roof

Flagstaff Green – Phase B (George Blower for FG houses. Richard Luchford for Flagstaff House)

- GB noted that Toby is dealing with the pond
- It has been agreed with RMG that they will not do the scheduled exterior redecoration of the FG Houses this year due to insufficient funds in the reserves. It is hoped that just an exterior clean will be sufficient
- Flagstaff House – (Secretary relayed message from Richard Luchford) - would like to know when internal redecoration of FH will be done.

Granary & Bakery – Phase E (Erica Dawtrey; Alan Rogers; Philippa Dickinson)

- ED gave brief update on the continuing failures of the Bakery South lift. It appears that this may need to be replaced (estimated cost approx. £60K)
- AR: update on the failure of the lime mortar pointing recently repaired by Berkeley Homes. BH says it is a maintenance issue. Since lime mortar pointing, properly applied should last for 50-100 years, G&B leaseholders will not accept this argument. AR reports 88% of G&B leaseholders are supporting the Block reps stance on this matter. Waiting for Construction Directors from BH to visit the site.
- AR has discovered that the grimy marks above the skirting boards (which apparently were a factor in RMG's previously stated intention to carry out an internal redecoration of the block in 2020) were caused by the cleaners using a dirty mop on the skirting boards. The marks come off with a sponge and clean water. He has reported this to RMG.

Estate:

- Referring to Toby Felton's update on the failing Waterfront surface earlier in the evening, Alan Rogers commented that Berkeley Homes should not be allowed to avoid responsibilities for the repair if it turns out that the issue is with the substrate. He asked whether someone might be willing to lead on this as he has his hands full with the G&B failed point and the Wayfinding issues associated with the latest Parking Management Plan. Responses from Berkeley Homes appended below.

Any Other Business

- None raised
- Chairman thanked PD and ED for their hard work through the year. And thanked everyone for coming.

Date of Next Meeting: To be advised

Meeting Closed 21:05