

BOARD MEETING of the LONDON YARD MANAGEMENT COMPANY held at 12 Beaufort Court, Admirals Way, London E14 on 21st August 2008

Present:

Frances McKeith (FM) – Chairman
Sally-Anne Hill (SAH)
James Rimmer (JR)
Mark Ferris (MF)
Barbara Gorrie (BG)
Shan Lloyd-Packer (SLP)
Nicola Wildman (NW)

In Attendance: Mark Tamuta (MT), Maresa Collins (MC), Jim Preece (JP) from Wood Management.

1. Apologies for Absence: Ron Coverson – Company Secretary.

2. Minutes of Previous Meeting. The minutes of the previous meeting held on 24th July 2008 were approved as an accurate record.

3. Matters Arising. There were no matters arising not dealt with elsewhere on the agenda.

4. External Repairs and Redecoration Status Report.

13-63 and 14-96 Amsterdam Road. FM explained we are treating the 2 blocks as one for answering queries.

FM reported that she had received complaints that residents were receiving demands threatening legal actions, even though Woods had been instructed that the Board had agreed that services charges on these blocks should revert to normal. MC agreed to send out an apology within 7 days.

The Board pointed out to Woods that this was yet another instance of their lack of attention to detail.

Action: MC to send out apologies.

MT was asked to provide the Board with a schedule of events and an opinion from their legal team on whether they and the Board had acted appropriately. The Board to have this reviewed by an independent solicitor in order to revert fully to the leaseholders in both 13-63 and 14-96.

FM gave Mr Clive Hawkes' letters to MT, and asked for answers to the issues raised. MT will look at the letter and get back to Board by end of next week.

Action: MT to report back by end of next week.

MT told the Board that it was not possible to use ground rent monies for funding any extra surveys, as this was not fair to other shareholders and the Board agreed to take this under advisement.

FM pointed out that the process of re-examining what works were necessary for these two blocks was taking too long, and asked if it would be necessary send notices out again. MT replied that it was possible this would have to be done and we may have to have another meeting.

FM gave MT a copy of a letter the Board wants to send out to shareholders and asked him to let us know by tomorrow if we can send it out.

Action: MT to report back

FM also asked Woods to give Board an opinion on the legality of our actions and the contract with Charles Scott and Partners.

Action: MT to report back

FM asked about interior quotes. JP said he has estimates for the lighting and awaiting estimates for redecorations. FM asked for how many buildings being quoted for, JP said Frans Hals only currently. FM asked for Van Gogh and Vermeer to also be progressed.

With regard to the lighting, JP said the new lighting was required under Health and Safety legislation but that one

