

**BOARD MEETING of the LONDON YARD MANAGEMENT COMPANY held
at 12 Beaufort Court, Admirals Way, London, E14 on 7th June 2006**

Present:

James Rimmer (JR) - Chairman
Paul Duffy (PD) – Deputy Chairman
Ron Coverson (RC) – Board Secretary
Catherine Hareb (CH)
Simon Hollingworth (SH)

In Attendance: Mark Tamuta (MT), Shama Butt (SB) – Wood Management

Apologies for Absence: David Bush (DB), Ray Roberts (RR), Kevin Taylor (KT)

1. Minutes of Previous Meeting. The minutes of the previous meeting held on 25th April 2006 were approved as an accurate record.

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

3. External Repairs and Redecoration. Van Gogh Court: The redecoration and repairs had now finished and the scaffolding was being taken down. Paul Duffy suggested that, in future contracts, a behaviour clause should be included to cover bad language and the cleaning of the site. **Frans Hals Court:** Tenders for the work have not yet been received but four are expected. A month-long consultation period is required once the tenders have been received. **Vermeer Court:** Paul Duffy reported that, at the suggestion of Bob Gould, he considered that it would be more efficient to hire a Quantity Surveyor for the work on Vermeer Court. This would cost a maximum of *[Amount Withheld]*. James Rimmer explained the role and use of a Quantity surveyor and the benefits. It was agreed that a Quantity Surveyor would be hired for the work on Vermeer Court. It was also agreed that tender documents should be produced but that the input of the surveyor would be required.

MT

MT
PD

4. General Estate Management. Mark Tamuta reported on the plumbing problems of a flat in Van Gogh Court. James Rimmer agreed to contact the leaseholder after he has seen the lease and contractor's report.

JR

5. Security and CCTV. Paul Duffy reported that consultation with leaseholders resulted in 82 per cent of them being in favour of the introduction of CCTV and the change to mobile security. The implementation would now begin. It was agreed that the effectiveness of the new systems would be evaluated one year after implementation.

PD

6. Satellite TV. Paul Duffy reported that not enough people had signed up for the trial system in Vermeer Court largely because Vermeer Court was able to receive satellite television using their own dishes, which contravened their leases. It was proposed that ducting, at a cost of approximately *[Amount Withheld]* should be installed between the three blocks, which would allow leaseholders in all the main blocks to take part in the trial. The cost of the additional ducting would be met by ground rent fees and not from the service charge. Ron Coverson stated that the lack of communal satellite facilities reduced

PD

the value of properties on London Yard when all other estates have the facility. The installation of the ducts was agreed.

7. Service Level Agreements. Mark Tamuta reported that discussions had progressed with Ray Roberts concerning the SLA with Wood Management Ltd. It was agreed that the papers concerning the SLA so far would be distributed to board members subject to Ray's agreement. MT
RR

8. Company Solicitor Charges. James Rimmer agreed that the list of charges supplied to Ron Coverson previously could be published on the website. James Rimmer also asked Ron Coverson to write to Darren Dale appointing him as company solicitor. JR
RC

9. Gardens. Paul Duffy said that the gardens of the estate were the most visible and immediate impression given to residents and visitors. He considered that it was time to radically review the gardens and that the gardening contract should be put out to tender to see what proposals are received. It was agreed that the contract should go to tender and that the existing gardening company should be included. Mark Tamuta agreed to arrange this. MT

10. Erection of a Wind Turbine. James Rimmer said that the erection of a wind turbine should be considered with care. He would contact the freeholder involved after seeing the deeds to the property. It was noted that planning permission would be required from the London Borough of Tower Hamlets. JR

11. Yardy Events Crew. Kate Hareb reported on the planned Historic Walk and Barbeque planned for 24th June. Kate asked for a donation from the company of £60 to help with the expenses because this event was free. This was agreed and that Kate would liaise with Mark Tamuta regarding the donation. CH
MT

12. Leaseholder Query – Frans Hals Court Roof. James Rimmer agreed to research the case law on the subject and meet with the leaseholder, together with Paul Duffy, to discuss the situation without prejudice. JR
PD

13. Rubbish Recycling. It was agreed that the present position of the recycling bins in Amsterdam Road was acceptable and that more were required to be sited near the Security Hut and in Amsterdam Road (South). It was agreed that some form of containing structure for the bins should be looked at. MT

14. Leaseholder Query – Amsterdam Road. James Rimmer agreed to respond. JR

15. Board Attendance. Kate Hareb raised the issue that board meetings were sometimes poorly attended and suggested that it should be a requirement that a member should attend 50 per cent of meetings. It was explained that members gave their time free of any charge and that many board decisions were actually made by email consultation and formalised at the meeting. It was also pointed out that the company's Articles and Memorandum did not contain such a provision and to include one would require a resolution at a general meeting of shareholders called for the purpose. PD

16. Lobby of 39 Vermeer Court. Paul Duffy confirmed that the lobby outside his property would be tidied by the end of this month.

RC

17. Date of Next Meeting. 27th June 2006. *[Secretary's Note: This date has now been shown not to be possible for Mark Tamuta and, therefore, an alternative date will need to be agreed.]*

Ron Coverson
Board Secretary
8th June 2006