

**BOARD MEETING of the LONDON YARD MANAGEMENT COMPANY held  
on Tuesday 10<sup>th</sup> January 2006 at 63 Amsterdam Road, London E14**

**Present:**

James Rimmer (JR) - Chairman  
Paul Duffy (PD) – Deputy Chairman  
Ron Coverson (RC) – Board Secretary  
Simon Hollingworth (SH)  
Kevin Taylor (KT)

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

**Apologies for Absence:** David Bush (DB) Mina Bowater (MB), Catherine Hareb (CH)  
Ray Roberts (RR).

**1. Minutes of Previous Meeting.** The minutes of the previous meeting, held on 1<sup>st</sup> November 2005, were approved as an accurate record.

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

**3. Matters Arising at the Annual General Meeting.** Paul Duffy noted that those members present, and voting, at the meeting carried all the items on the agenda. Matters brought up at the meeting were as follows. The Budget queries raised by Norman Stewart had been responded to and that Paul Duffy would respond to Clive Hawkes regarding the arrears position. At the meeting the Chairman had decided to put the installation of CCTV on hold pending a consultation meeting with leaseholders. It was agreed that Mark Tamuta would arrange the meeting.

PD

MT

**4. Bank Accounts.** Ron Coverson reported that a letter had been received from the Royal Bank of Scotland giving the assurances required by the Board that the Client Accounts set up were protected. It was agreed that money at present in the company's Nat West account could be transferred to the Client Accounts as appropriate. Funds held in the Standard Life Bank accounts would not be transferred.

RC

MT

**5. External Repairs and Redecoration Status.** Mark Tamuta reported that the external painting of Van Gogh Court was progressing as planned. Simon Hollingworth reported that timber repairs to the value of £8,500 had been carried out. Bob Gould, of Charles Scott and Partners, has reported that necessary repairs to the roof of Van Gogh had been identified. The estimated cost is £20,000. It was agreed that a Section 20 Notice should be issued to the leaseholders of Van Gogh Court and that a meeting should be organised to give details of the repairs to the leaseholders.

MT

**6. Work Based Service Charges.** Paul Duffy said that Wood Management was swamped with work generated by a small minority of leaseholders. As an example Paul said that leaseholders carrying out building work were causing damage to the lifts and dumping building waste in the refuse areas. Dealing with such problems added to the cost of running the estate. Paul Duffy said that he would produce a paper to the next Board meeting which would propose that leaseholders should pay in proportion to the work that

PD

they generated. James Rimmer agreed to write to the leaseholders involved in the refurbishment of some Vermeer Court properties. JR

**7. Accounts Presentation.** It was agreed that the Service Charge Accounts for the financial year 2004/5 will be issued during next month and will be used as a basis for the 2006/7 budgets to be drawn up before the end of March. MT

**8. Flooding in Rembrandt Close.** Mark Tamuta reported that flooding had occurred in a property in Rembrandt Close due to a defect in communal pipe. It was agreed that the necessary repairs should be carried out once a reasonable quotation was received. MT

**9. Mem Saheb.** Mark Tamuta reported that the manufacturers of the barrier outside the Mem Saheb restaurant had agreed to replace the existing barrier with a more robust model. Mem Saheb had also requested that they be allowed to erect a sign at the Manchester Road end of Amsterdam Road. It was agreed that this would be considered further when the restaurant provided a proposed design and location plan. MT

**10. Date of Next Meeting.** Tuesday 28<sup>th</sup> February 2006 – location to be confirmed.

Ron Coverson  
Board Secretary  
11<sup>th</sup> January 2006