

**BOARD MEETING of the LONDON YARD MANAGEMENT COMPANY held
on Tuesday, 11th July 2006 at 12 Beaufort Court, Admirals Way, London E14**

Present:

James Rimmer (JR) - Chairman
Paul Duffy (PD) – Deputy Chairman
Ron Coverson (RC) – Board Secretary
Catherine Hareb (CH)
Ray Roberts (RR)
Kevin Taylor (KT)

In Attendance: Mark Tamuta (MT) – Wood Management, Bob Gould (BG) – Charles Scott & Partners (Item 8 only).

Apologies for Absence: David Bush (DB), Simon Hollingworth (SH)

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. General Estate Maintenance. Mark Tamuta reported that two street lamps had been replaced and a claim has been made for the damage done to a lamp post by an IKEA delivery van – a crime number is required. It was agreed that the planned Estate Defects Survey was now needed as a priority. It is understood that Bob Gould had started the survey and it would be completed for the next meeting.

MT
BG

4. Security & CCTV and Satellite. Paul Duffy reported that the phone lines had been installed in the Security Hut and that matters were progressing. He also reported that, now that the scaffolding was now gone, the ducting for satellite TV could be installed.

PD

5. Use of Communal Gardens. After discussion concerning sunbathers on the riverside lawns it was agreed that the existing policy to allow sunbathers, from our neighbouring estate, to use the lawns providing that no inconvenience to residents was caused should be continued. It was noted that the installation of CCTV would assist in identifying any trouble-makers.

6. Service Level Agreements. Mark Tamuta summarized the document on which an SLA could be based. It was agreed that Ron Coverson should circulate by email the document again for comments.

RC

7. Accounts Structure. After some discussion on the structure of the company accounts and taking into consideration the comments of previous board members at the last AGM, it was noted that it would be useful if an accountant could be found to join the Board and that it may be necessary to find a replacement auditor for nomination at the next AGM.

ALL

8. External Repairs and Maintenance. Bob Gould joined the meeting and explained the quotations received for the Frans Hals Court work. After discussion it was agreed that the quotation from Maguire Brothers should be accepted and it would include the

MT

recommended contingency amount and the cost of extra installation. Mark Tamuta would issue the appropriate instructions to Bob Gould and the letters required to be sent to Frans Hals Court leaseholders. It was agreed that a consultation meeting would be arranged in early August to enable a programme of works to be presented to the leaseholders and to enable them to question Bob Gould, and the Board, concerning the works. It was also agreed that a consultation meeting would be arranged, in August, for Vermeer Court leaseholders concerning the works to be carried out. BG

It was agreed that Paul Duffy would discuss the proposed repairs to properties in Frans Hals Court with the leaseholders concerned. PD

9. Wind Turbine Erection. James Rimmer reported that the proposed erection of a wind turbine, on one of the freehold properties, was being referred, by the owner, to the local council for planning permission. The planning application also included the installation of solar panels on the roof. It was agreed that the outcome of the planning application should be awaited and that the owner should be encouraged to canvass the views of the neighbours.

10. Water Pipe Leak – Van Gough Court. It was reported that the leak was the responsibility of the leaseholder and that Mark Tamuta should proceed to gain entry and recover the costs through normal legal channels. MT

11. Gardens. Mark Tamuta reported that one of three quotations and proposals concerning the gardens had been received and that he expected that further proposals would be received in time for the next meeting. MT

12. Lift Maintenance. Mark Tamuta reported that he was pressing for the outstanding maintenance items on lifts to be completed before considering the status of the present contract. MT

13. Date of Next Meeting. 29th August 2006 at 12 Beaufort Court.

Ron Coverson
Board Secretary
12th July 2006