

**BOARD MEETING of the LONDON YARD MANAGEMENT COMPANY held
at 63 Amsterdam Road on 28th March 2006**

Present:

Simon Hollingworth (SH) – Acting Chairman
Ron Coverson (RC) – Board Secretary
Ray Roberts (RR)

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

Apologies for Absence: James Rimmer, David Bush, Catherine Hareb, Kevin Taylor.

1. Minutes of Previous Meeting. The minutes of the previous meeting, held on 28th February 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 Status Report. Mark Tamuta reported that the external painting of Van Gogh Court had been completed and that repairs to the roof leading and capping had begun. Simon Hollingworth reported that Bob Gould had completed the tender document for the Frans Hals Court project and had recommended a list of companies to which it should be sent. The list was agreed. It was also agreed that the fee level for Charles Scott and Partners should remain that agreed at the beginning of the project. Mark Tamuta reported that he had instructed Bob Gould to undertake a condition survey of the estate, as previously instructed.

4. Service Charge Budget 2006/7. Mark Tamuta reported that the block and Estate budgets for the period 2006/7 had been sent out to leaseholders. The Board expressed its appreciation for the clarity of the information sent to leaseholders. Mark Tamuta presented figures for debtors for each block. It was agreed that there was, at present, no cause for concern at the debtor level. It was noted that the small number of long-term debts have been handed over to solicitors for action.

5. General Estate Maintenance. It was noted that the barrier at the Mem Saheb car park had been damaged yet again. After some discussion of the signboard at the entrance to Amsterdam Road, it was agreed that business premises, including Mem Saheb, could replace their part of the sign with one of their own design. This would be done at their expense and the design would need to be approved by the Board prior to installation. Mark Tamuta recommended that a lift consultant be engaged to undertake a survey of the lifts on the estate and to oversee their maintenance costs. This arrangement had proved very cost effective on other estates. This was agreed.

MT

6. Security and CCTV. It was noted that, in recent months, there had been some instances of crime and vandalism on the estate and that the first question asked by the police was whether there was CCTV evidence. It was clear that any reservations expressed, some years ago, by the police to the installation of CCTV had disappeared. It was agreed that the plans to install CCTV on the estate should be progressed. The Chairman, at the last annual general meeting, had agreed that a consultation meeting

MT

should be held with leaseholders. It was agreed that, subject to the availability of Paul Duffy and a room being available at the Pier Tavern, the consultation meeting should take place on 20th April.

PD

7. Leaseholder Query – Frans Hals Court. At the request of a Frans Hals Court leaseholder, the Chairman had written to the previous Board members asking them when they became aware that major works were required to be undertaken on the roof of the block and what instructions they gave to the managing agent regarding disclosure to potential purchasers. Simon Hollingworth reported that replies had been received from a number of former directors, which were being considered by James Rimmer. James would report back to the Board at a later date. Simon Hollingworth would keep the leaseholder informed.

JR
SH

8. Date of Next Board Meeting. 25th April 2006 at Wood Management, 12 Beaufort Court, Admirals Way, London E14.

Ron Coverson
Board Secretary
29th March 2006