

## CORNER GREEN RESIDENTS SOCIETY LIMITED

### MINUTES OF DIRECTOR' MEETING - 22<sup>nd</sup> January 2001

Present - Phillip Astell, John Harland , Biddy Macfarlane , Dan Radcliffe, Nadine White

#### 1. Matters Arising from Minutes of EGM 4<sup>th</sup> December 2000

##### **Repainting**

Reply had been received from Gilbert & Caswell in response to queries raised by residents about elements of the repainting:

- no purpose in checking, immediately before the painting, if remedial work carried out as no power to enforce repairs. If such a check done, cost would be £250 - £300 excluding VAT
- Work will be covered by a 6 months defect liability period, during which time - if any defects occur - these shall be rectified by the contractor at no extra charge. If property not adequately repaired in advance of repainting, contractor may wish to limit liability for repair by excluding items in poor condition
- details of carpentry firms provided by Gilbert & Caswell are those with whom they have worked previously
- Not recommended that different painting specifications be prepared for different houses and different elevations even if their structures differ in some respects, and the degree of weathering vary. This would require much greater site management and there would be potential for the wrong paints being used on wrong elevations

Since the EGM, Gilbert & Caswell had completed their survey of the repairs needed on each property in advance of the repainting. Details of these had been circulated on 9.1.01 to the owners of each house, with a master copy being held by the Secretary who should be contacted by any owner to whose hand these have not arrived. A number of owners have already sought a quote for cost of necessary repairs from the first of the two carpentry firms recommended by Gilbert & Caswell. NB In relation to other carpenters, my letter of 9.1.01 gave incorrect phone numbers for Mr Jupp - should be 0208 297 0173 or 0208 314 1215.

Mode of financing of Repainting to be decided when get Full costing.

#### 2. Matters Arising from Director's meeting of 4.12.00

1. New Gardeners. Substantial bill (c.£780) for plants & compost <sup>(to be)</sup> paid. Routine gardening less frequent over winter. Of interest to know if gardening committee approving of the work. Hopefully dump to be cleared soon. Owner of 12 Pond Road had - with council permission - lopped from one of our trees a large branch which was overhanging their swimming pool, ~~this branch now on our dump.~~
2. Play area - work imminent
3. Stopcock outside No 23 switched off
4. Railing at No 23 - no longer wanted on communal area at front - will be erected privately in rear garden.
5. Meeting about railway Noise - seems not to have gone ahead

3. Repair to Hole in Road near top garages

Through Gilbert & Caswell, a survey including a CCTV examination of the adjacent sewer is being organised at cost in region of £200. This cost can hopefully be recouped if Thames Water are found to be liable for repair to subsidence. Biddy Macfarlane pursuing this.

4. Detailed Specification for the Repainting

This had been received and circulated to Claud Perera and the directors. This gone through and comments elicited. List of these to be drafted by Secretary and circulated round Directors and Claud , with responses requested before 28<sup>th</sup> January - so that these can be forwarded to Gilbert & Caswell. They can then revise the Specification in advance of putting the contract out to tender.

5. Next Director's meeting - Monday 26<sup>th</sup> February at 8.30 p.m. at No 9.  
(NB Any resident welcome)

DFR/30.1.01