

## CORNER GREEN RESIDENTS SOCIETY LIMITED

### MINUTES OF DIRECTORS' MEETING Monday 26<sup>th</sup> February 2001

Present: Arum Sivanayagam, Dan Radcliffe, John Harland, Philip Astell, Nadine White, Biddy Macfarlane

#### 1. Minutes of last Director's meeting of 22.1.01

2.1 Bill for Plants & Compost still to be paid. Branch lopped from our tree by contractors for 12 Pond Road removed by themselves, not left on our dump

#### 2. Matters Arising - dealt with as agenda items below

#### 3. Repair to Hole in Road near Top Garages

A CCTC inspection was carried out on 1.2.01, results submitted to Gilbert & Caswell, whose report to us is awaited.

#### 4. Triannual Repainting

The comments from Claud Perera and the directors on the original Specification for the Repainting were collated and sent to Gilbert & Caswell, who sent us a revised specification. On 6 February, they sent out an **invitation to tender** to four firms -

G Roberts Decorators & Builders of Beckenham,  
Cushway Contracts of Woodford Green,  
WH Gomm & Co of London SE25,  
R&S Builders of Biggin Hill,

with a request that a fixed price quotation be received by 2.3.01. Firms have been invited to visit Corner Green - we are not aware of any such visits yet.

Firms have been asked to provide separate breakdowns for

- a) Houses/ fences/gates/ garages
- b) Houses/fences/gates
- c) garages

In relation to **necessary repairs to woodwork in advance of repainting**, non resident owners have been notified, and responses received in relation to No's 5, 14 and 19. Some houses have already had repairs effected or commenced by one of the firms recommended by Gilbert & Caswell, Mr Port of DSG Construction - see No 16 or 4 for comment. **It would be helpful if organisation of repairs was not left to the last minute.**

#### 5. Communal areas of Corner Green

Attached is a report (dated 25.2.01) from the Gardening Committee. Juliet Cairns had also sent the Directors a note on 10.2. Matters arising from these include

- a) **Tree-house tree by lower garages** - Andrew & Tom have already removed a large part of their tree house - *it is hoped that they will remove the rest shortly*. They had reported a partially fallen limb (this not thought a consequence of their activities but

come down in a gale),. and Juliet has organised the tree surgeon to remove it . Bill for this awaited.

- b) **Bill for replanting** - payment had been delayed pending confirmation by the Gardening Committee that all the planned work had been accomplished
- c) **Birch Tree Stump** - tree felled by Nick Cremer of South London Tree Service - his bill awaited. The Gardening Committee suggest that the stump and roots remain. However Mr Cremer's quote of £300 + VAT covered felling the tree to ground level, removing all the arisings and "grinding the stump to 30 cms below ground-level". . The latter seems not to have been done so he may wish to reduce his bill if "grinding down" does not take place. (Greenwich Council say that a replacement tree must be put in somewhere)
- d) **Dump** - two skip loads have been removed - bill received - a lot of debris left on the road.
- e) **Areas under windows.** The Gardening Committee suggest that gravel or narrow paving be put in front of the windows at an approximate cost of just over £100 a house. This would have to be funded from sources other than the planting budget. It has not been explained what is the rationale for this, whether aesthetic, or to prevent water splashing up on the lower windows (from rain or the porch overflow), or to prevent wet rot in the lower window frames or to ease the work of Seasons or for other reasons. The likely total sum of £2,300 + is of a magnitude that is above that which the directors can authorise. At this time with extra costs being incurred for the wood repairs and possibly extra funds being needed for the repainting, owners may be loathe to incur new costs unless it is essential. It would be useful if the Gardening Committee could bring the matter up before the AGM which will be held within a few months, perhaps circulating a note to all residents in advance about the merits and costing.
- f) **Play Equipment.** A concern has been raised about the safety of the play equipment and further enquiries must be made. Safety must be a prime issue which was why the frame was moved forward - to avoid falls from the rear onto potentially injurious tree branches , and also the surface matting was proposed.
- g) **Rubbish Bin opposite tree stump** – residents are asked that this only be used for incidental rubbish, and not material which can be put in dustbins.

#### 6. Any Other Business

**Light at top car park** prone to come on in daytime. Also not tripped by all movement in carpark. JH to investigate more powerful sensors.

- 7. Next Directors Meeting - Monday 26<sup>th</sup> March at No 9 to review Quotes for painting, financing painting, progress of repairs. EGM for Monday 2<sup>nd</sup> April at 8.30 pm to discuss finance of Repainting - DR to book Church Hall and formally notify all residents - as required.