

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF CQRA LTD

Held on Monday 15th May 2023 at 7.00 pm in 61 Stevens House

PRESENT:

Martin Boyd (MB) Chairman	Tim Combe (TC)	Marcus Perkins (MP)	James Swallow (JS)
Fiona Tolmie (FT)	Graham Harris (GH)	Brian Cheetham (BC)	

		ACTION
1	APOLOGIES Rosie Moore	
2	DECLARATIONS OF INTEREST None	
3	MINUTES OF PREVIOUS MEETING The minutes of the meeting held on 13 th March 2023 were received and approved.	
4	<p>In presenting the report from the Site Issues meeting, TC commented on the following issues:</p> <ul style="list-style-type: none"> i) Carpet TC recommended that carpet should be replaced in areas identified by DB and MS. The cost would be less than £19,300 to which the Board gave its approval. ii) Security in Garricks House Garage A second electro-lock had been fitted to the bike store which had been broken into. Additional measures are being undertaken to prevent forced entry via the fire exit door. All bike stores in both garages now have their own dedicated CCTV camera. Notices would be posted requesting residents to be on the alert for strangers and unusual happenings and to report these to the concierge. iii) Reed Beds A quote of <£3,000 from EnviroActive to remove nettles and weeds and add 406 additional plants had been accepted. The possibility of entering into a maintenance contract to control nettles and weeds was being considered. MP queried whether it was necessary to control nettles as, from the bridges, they appeared as part of the green background. JS asked whether any charities such as the Wetlands Centre had been approached for funding and support. To be considered further by the Site Issues Team iv) Rubbish on Theatre Block Roof MS was liaising with the theatre manager to resolve the problem v) Jazz Events The Jazz band had been well received on the Sunday of Coronation Weekend and John Graham had supplied excellent support for the event. The band had been booked to play again on the day of the AGM. It was agreed that this would be a helpful means of promoting the Piazza. 	TC

<p>5</p> <p>5.1</p> <p>5.2</p> <p>5.3</p> <p>5.4</p>	<p>CQRA v SDI</p> <p>A paper summarising progress since the last meeting was received.</p> <p>BC reported that SDI had not yet responded to our proposal that the RoL surveyors should meet to seek a solution to the current impasse.</p> <p>It was noted that we had expended £57,943 to date and c. £8.000 in legal fees had been committed in addition. Thus c. £65,000 remained in the fighting fund.</p> <p>BC explained that the funding had come from three sources:</p> <ul style="list-style-type: none"> • Phase 1 - Initial advice from Solicitor Dewar Hogan - £10,319 from CQRA legal fund underspent when freehold acquired. • Phase 2 - Counsel's advice on validity of claim - £7,200 from leaseholders overlooking the site. • Phase 3 - Funding required to pursue the County Court Case - £113, 650 from leaseholders across Charter Quay. 	
<p>6</p> <p>6.1</p> <p>6.2</p> <p>6.3</p>	<p>FIRE ALARM SYSTEM</p> <p>MB reported that five quotes had been received for a replacement system ranging from £128,000 to £366,000 for the basic works to which should be added builders work, contingency, fees and VAT. Given the condition of the existing system and the need to comply with new regulations, it was recommended that the best quote in terms of specification and price, £180,000 from Firelec Controls Ltd, should be accepted. Agreed unanimously.</p> <p>Part of the regulations was that front doors should be inspected annually to ensure that the closing mechanism operated properly and the tumescent strip was undamaged. MB explained that he had been able to agree with authorities that Charter Quay could be used as a role model site where leaseholders could self-certify. Random checks would be made and, if the doors did not comply, leaseholders would be required to pay for remedial works.</p> <p>JS suggested that it might be helpful to have a video on the CQRA website to demonstrate the checks that would be needed</p>	
<p>7</p>	<p>PROVISION FOR ELECTRIC VEHICLES</p> <p>MB reported that he had found a company that would carry out a survey and advise on the appropriate provision for electric vehicles in Charter Quay.</p>	
<p>8</p>	<p>BRIDGES</p> <p>No further progress or communication from the Environment Agency.</p>	
<p>9</p> <p>9.1</p> <p>9.2</p>	<p>AGM</p> <p>MP confirmed that the hall been booked for the meeting on Saturday 15th July 2023</p> <p>MB commented that:</p> <ul style="list-style-type: none"> • Some directors would be required to retire in rotation. FT to investigate. • New directors were needed, preferably with accounting skills. • Councillor Roger Hayes had been invited to attend the AGM. 	<p>FT</p>

<p>10</p> <p>10.1</p> <p>10.2</p> <p>10.3</p> <p>10.4</p>	<p>AOB</p> <p>Railings</p> <p>GH reported that there was pressure from the moorings residents to have railings installed to prevent people falling. RBK had indicated that it was not their responsibility on private land such as Charter Quay.</p> <p>However, RBK was considering replacing the wall in the Eagle Wharf area with railings as there had been a number of accidents. To resolve the concerns, expert advice would be needed. However, it was noted the CQ’s insurers were not concerned about the provision of railings.</p> <p>Collecting Mooring Fees</p> <p>GH reported that the current arrangement for the collection of fees for visitor moorings was not working. It was proposed that, in future, the fees would be collected from a boat permanently moored in the visitor moorings.</p> <p>Railing along Hogsmill River</p> <p>It was noted that the railing at the side of the Hogsmill River was in a poor condition and would have to be repaired or replaced.</p>	
<p>11</p>	<p>NEXT MEETING</p> <p>Monday 10th July 2023 @ 7.00pm in 61 Stevens House</p>	

Date of Board approval: Monday 10th July 2023