

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

Date and Time: Monday 14th March 2022, 7.30pm

Place: Zoom Meeting

PRESENT:

Martin Boyd (MB) (chairman)	Graham Harris (GH)	Brian Cheetham (BC)
Fiona Tolmie (FT)	Tim Combe (TC)	Marcus Perkins (MP)
James Ker-Lindsay (JKL)		

1	APOLOGIES None
2	DECLARATIONS OF INTEREST None made
3	MINUTES OF PREVIOUS MEETING (8th NOVEMBER 2021) The minutes were received and approved without amendment
4	SITE ISSUES <p>TC presented the notes from the meeting of the Site Issues Committee on 9th March. These covered updates on moorings signage, installation of landscape lighting and sprinklers on the Wetlands, replacement of worn paving in Shrubsole passage, ongoing monitoring of the tree in the entrance garden, carpet cleaning in SH, progress on entrance and estate signage, staff photos and levels of concierge staffing. An interim review of the parking survey noted that there had been no significant number of complaints. There had been discussion of requests by I Dim Sum (replacement for Henry's) in relation to ventilation and drainage; drainage issue agreed but more information had been requested on ventilation. Noted that no further update from JLL on progress in relation to 7 Bone Burger. There had been discussion of flower scheme and potential celebration for Queen's Jubilee celebrations with a proposal that interest might be gauged via a WhatsApp group. There had also been discussion of the lift in Steven House core 6 and agreement that there needed to be communication about the issue to the affected residents.</p> <p>TC noted that the landscape lighting on the Wetlands was now operational, had been adjusted to avoided annoyance to the residential moorings and had been admired by passers-by. He also noted the possibility of changing the lighting scheme as appropriate (eg for the Jubilee).</p> <p>There was some discussion of concern noted at the Site Issues meeting about problems with concierge staffing levels and the consequent additional burden on the estate manager. No solutions immediately presented themselves.</p> <p>MB noted that there had been no further response from RBK in relation to his raising the issue of the licensing committee giving a license which conflicted with the terms of the lease. It was agreed that it was clear that the lease would prevail over the license in the event of any argument.</p>

	<p>JK reported that he had been looking into the issue of purchasing a special wheelchair which could be used on stairs in the event of lift failure. There was a range of possibilities and he was still investigating. He wondered whether HML might have had any experience elsewhere which they could share. ACTION: JKL to continue investigating and to approach Marek/David Broome to seek any experience elsewhere.</p> <p>There was discussion about the Queen's Jubilee celebration and MB queried whether we should move the AGM to that weekend. It was agreed that as it was half term week it was likely that more people might be away than at the previously agreed date.</p>
5	<p>MOORINGS</p> <p>GH presented the notes from the meeting with CQML on 8th February and asked for any questions. He noted that the RBK river users group had gone extremely quiet and that a meeting which was due to take place in early March had not done so. He felt that it was possible that RBK was losing momentum in relation to taking forward the bye-law proposal.</p> <p>MB asked whether the relationship with CQML was continuing in positive vein and GH confirmed that it was.</p>
6	<p>SDI</p> <p>BC presented an update paper. The sub-group had acted on the board's previous decisions. A solicitor and counsel had been appointed, the claim served and a defence and reply exchanged. Nothing unexpected had emerged from the other side. It is hoped that the case will go to mediation although it was possible that SDI would hope still to rely on their financial strength exhausting our resources.</p> <p>BC reported his pleasure at the response from shareholders to the appeal for funding. Over £100k had been promised and already largely collected.</p> <p>Mark Parry had been invited to join the sub-group and would be given the same update as circulated to the board. ACTION: BC would also prepare an update for the shareholders more generally.</p>
7	<p>REMEDICATION</p> <p>MB reported that the latest update he had received indicated that the work on SH and Ravens was 90% complete and that on GH 80% complete. The fire engineer was now looking at the work and had taken samples from some additional areas. David Broome was reporting that it all seems to be positive at the moment. Some panels had been broken in the course of the work, although not as many as had been feared might be the case, and there were delays in sourcing the replacements. The contractors were talking about an April completion date.</p>
8	<p>AGM</p> <p>It was confirmed that this would take place on July 9th. MP undertook to make the arrangements with the hall (ACTION). Stack and Bonner want to sponsor the drinks again.</p>
9	<p>BOARD MEMBERSHIP</p>

	<p>It was agreed that the board had become too small and that we needed to recruit some additional members. It was agreed that MB should make known in particular the need for a replacement finance director. There was also discussion of the possibility of recruiting to the site issues group in the first instance people who were not attracted to joining the board. BC agreed to consider whether any of those involved in the involved with the SDI action might be likely candidates.</p> <p>ACTIONS: MB to canvass for expressions of interest in taking on finance director role and/or becoming involved in sub-group activity. All directors to consider who might be approached.</p>
10	<p>AOB</p> <p>TC noted that CQRA had been lending support to the Queens Reach resident association in relation to contesting the licensing proposals from The Ram in relation to Eagle Brewery Wharf.</p>
11	<p>DATE OF NEXT MEETING Monday 9TH May 2022 at 7.30pm.</p> <p>Also noted that we need to move the July meeting from 11th to 4th July (ACTION:MP)</p>

Date of Board approval: 9th May 2022