

LANDMARK PLACE

Notes from the Leaseholders Management Committee on 13th February 2007

In attendance:

Robert Wiffen	Area Property Manager (Mainstay)
Jay Derham	Head of Concierge Services (SW)
Mr R Alldred	Apts 135 & 172 (Chairman)
Dr and Dr D'Auria	Apt 156
Mr R Hopkins	Apt 59
Mr M Johnson	Apt 1 & 205
Mr D Willmott	Apt 15

1. Welcome and Apologies

RA opened the meeting. It was some time since the last meeting, so it was decided that there would be no formal agenda, other than to discuss any issues of concern.

Dennis Willmott was welcomed as a new member to the committee.

2. Robin Alldred

Robin announced that, since the last meeting, he had been appointed by Mainstay as National Head of Operations responsible for all concierge staff across the developments that Mainstay manage throughout the country.

As a consequence he felt that there would be a conflict of interest should he remain as chair. He expressed his intention to remain on the committee, however, since his desire to ensure that Landmark Place remained a well managed building, and his investment, remained.

Some discussion took place with some members seeing no reason why he should stand down as chair.

It was pointed out that one of the key roles of the committee, and eventually board of directors is to hold the managing agent to account and that this is not something that Robin would be able to do as a Mainstay employee.

It was agreed that Robin would remain as chair until a replacement was found and that, following this he would remain on the committee.

A letter would be sent to all leaseholders to advise them of Robin's appointment and to encourage them to join the committee as new members were urgently required following Robin's appointment and the resignation of a number of other members.

3. Jonathan Derham

Jay has been promoted to Head of Concierge Services (South West). He is now employed by Mainstay and is responsible for the staff at all manned sites in the region. He will remain in post at Landmark Place until his replacement is found and is

likely to continue to be based at Landmark Place when his new role begins in earnest.

Whilst sorry to see Jay go, all extended him their congratulations..

3. Transfer of Management Company

RW had checked with Crosby and been advised that share certificates were about to be issued and that transfer was now " a matter of weeks away rather than months"

Given previous assurances from Crosby to this effect there was a certain amount of scepticism at this remark

4. Soil Stacks

Jay provided a brief update on the soil stack position – McAlpines are continuing to work their way through the apartments, carrying out remedial works and fitting service hatches if requested.

5. Condition Report

RW to chase Simon Lewis of TFT for an update on progress.

6. Planters

Jay currently obtaining quotes for replacing the plants in the planters on the Piazza.

7. Core 1 - lobby

It was suggested, and agreed, that a sofa should be purchased for the entrance to Core 1.

8. Refuse/Rubbish

Jay to chase the repair/replacement of the damaged bin.

Would recycling be possible – space a problem, but RW to investigate with CCC.

Rubbish still being thrown into Limerick House. CCC taking action directly regarding this.

9. Noisy Neighbours

The committee were reminded of the "three strikes" procedure whereby if concierge are called to the same apartment three times, Mainstay will then write formally to the leaseholder of the apartment.

RW could not recall the last time that he had been asked to write to a leaseholder and it was generally agreed that whilst, inevitably, there were still one or two problems, concierge were dealing with these well.

10. Street Cleaning

CCC were continuing to clean the streets during the early hours of the morning. The local councillor to be identified and contacted.

11. Service Charge Accounts/ Additional Management Fee

RA raised the issue of the additional management fee that Mainstay had written to leaseholders about in November. It was the general view that this fee increase was not acceptable to the committee and RW was asked to discuss this with his senior colleagues at Mainstay with a view to having this increase waived.

The likely deficits in the accounts to 30th June 2006 were discussed, and whilst members were not happy with the situation, all accepted that the costs, particularly water were unavoidably incurred.

RW to investigate the possibility of getting the water to each apartment metered individually rather than communally.

Michael Johnson advised that he had had a plumber into his apartment who could not believe the amount of water that the toilet cisterns used at Landmark Place when refilling. Apparently it is a simple thing to resolve – the diaphragm needs to be replaced – but collectively could have a significant impact on the water bill? RW to investigate and consider writing a letter to leaseholders regarding this.

12. Close

With no further business the meeting closed.