

**Sinclair Residents Estate Committee Meeting**  
**Held by video conferencing on 15/9/20 @ 6.30pm**

Attendees

Susan Jamieson, Chair / Secretary  
Pamela Gidney  
Ruth Evans  
Robin Houston  
Rich Gibb  
Alan Dickson

Apologies

Colin Douglas, Finance / Treasurer

Door Painting

Three quotes were provided some time ago –  
Thistle Decorators – 26 doors £2,288 +VAT = £2,745.60  
WL Forrest – All front and rear doors (no number provided) - £3,168 total  
Nevin Edinburgh – 26 doors £5,200 + VAT = £6,240 total

It was discussed that clarity was requested on whether all of the quotes were accurate as there are 29 stairs and 2 quotes only state 26 doors and WL Forrest do not specify. Also as the quotes were only valid for 3 or 4 months they will no doubt require to be updated.

Susan will contact Peter and ask these questions as part of an email covering a lot of the issues the committee identified at tonight's meeting.

Scottish Power update

Pamela has undertaken a lot of work on this and the Alan has followed this up and agreed with the figures. Alan has sent an email to Peter with all the questions / comments re this but has not had a response from Peter. This issue needs resolved as we are quickly ending up in the same situation. Peter needs to approach Scottish Power to resolve these questions. Peter has said that he is the only person within Myreside who is able to understand / deal with this. This needs dealt with NOW. Alan is going to ask Peter to ask for a statement of account which should be easily accessible. Accounts are in Myreside's name and now GDPR means that others can't contact Scottish Power on their behalf. The debt needs to be paid off prior to the account being transferred – this is likely to be around £7,500 at the moment. This continues to grow the longer this goes on.

Peter could ask Scottish Power to name Alan as a representative and he could take this forward. However, the committee noted that Myreside should have dealt with this issue before now as it has been outstanding and the ombudsman decision was made in February – over one month prior to lockdown.

Committee however agreed that if necessary this should just be settled and move forward with a move to SSE facilitated asap. It was noted that Myreside's delays on dealing with this is now costing the residents money and whilst this is minimal it is still unacceptable. Alan advised that he is prepared to help out with the move to SSE when this is undertaken – however, again, Myreside should be taking the lead and being pro-active.

Alan and Pamela are corresponding with Peter on this issue however it will be included in the email to be sent to Peter by Susan.

#### Fountains

Peter advised on 19/6 that he was approaching Water Gems for an ongoing cost to maintain the fountains as Myreside feel unable to continue this work. It was noted by the committee that a big selling point of the original tender by Myreside was the promise to restore and maintain the fountains going forward as difficulties had been experienced between previous factor DCPM and Water Gems and they fell into disrepair. It is disappointing that Myreside have not maintained the fountains this year and now feel that this work needs to be outsourced.

However, no further correspondence has been received from Peter with regards to any quote received.

It was agreed by the committee that this has been an issue for some time and is proving costly as well as difficult to maintain and that there needs to be a survey put out to the owners to decide whether they are :

Restored and maintained – in which case quotes will be required to ascertain if people wish to pay this cost

De-commissioned and planted in – again, a costing will be required

Removed completed – quote required.

Once these quotes are received a survey monkey can be set up and communicated for residents to complete. Potentially, other questions could also be covered in this such as the ongoing seagull work.

#### Seagulls

Susan advised that she had sent an email to Peter some time ago asking for information on how many nests have been removed this year by Avian? The majority of the committee agreed that the work is necessary and by completing this on an ongoing basis reduces the level of gulls overall – although they do remain an issue.

Susan will again request this information from Peter, however if this is not forthcoming she will contact Avian herself, having previously spoken directly with them prior to the work commencing.

It was noted that the worker and the Hawk have been very visible in the estate and has spoken and answered questions of residents they happened to meet. Whilst the value of this part of the work is questionable, with it being noted that the gulls divebomb the hawk, it is accepted that this is a necessary part of the contract in order to gain a licence to remove nests.

#### Planting / Gardens

There was general concern and disappointment raised about the condition of the estate and the lack of work that appears to have been undertaken. It was noted that whilst grass cutting has been undertaken and some trimming of bushes, weeding and turning of soil had not throughout the estate. Concern was raised about whether management are overseeing the work. Are there walk rounds? Appears to be no pro-activity on the gardens and planting.

Gardeners have been visiting but planting not undertaken. Permission was given to Myreside earlier in the year but this work has not been undertaken and is likely too late now. It was noted that COVID

perhaps prevented this work early in spring and that the committee had requested that Myreside did not carry out any unnecessary work to ensure that costs were kept low for owners due to COVID however as gardeners have continued to work throughout most of the summer, this issue could have been raised by Myreside with the committee to ensure that the grounds upkeep contract was being met.

Alan noted that as a visitor to the estate he feels that the general presentation has deteriorated and work is not being done when it should be.

Susan advised that she has put up 'caution' tape on the trees at the wall outside no 17/21 to stop delivery drivers climbing through the gap instead of following the path. She will ask Peter if it is possible to get additional bushes into the gaps to prevent this long term.

Susan also advised that she has purchased a solar light to provide light to the path outside no 17/21 and just needs someone with a drill to help install it. Myreside quoted £500 to put a light here but a solar light has been purchased for £20.

Susan also spoke with a neighbour on the morning after the committee meeting and they advised that they had been advised by the gardeners that the area around the Townhouses was not their remit and therefore they, themselves have been trimming the bushes and plants and sweeping up the leaves outside their home and around the carpark. It was clarified with this resident that only planting at their own doors should be excluded from Myreside work and Susan will raise this with Peter in conjunction with all the other issues raised.

#### Gutters

Alan advised that the gutters on the flats are still not completely clear. Peter to be asked whether the contractor returned to correct this work and whether he had undertaken the follow up checks. Robin advised following the review that he had checked his gutters and they appeared to be clear.

There is concern that when work is undertaken by external contractors, there is insufficient checking by Myreside prior to agreeing the invoices. Alan suggested that if this continues to be an issue perhaps the invoices should not be paid until the work is confirmed by the committee as completed satisfactorily.

#### Finances

Colin was unable to attend this evening. However, it was noted that the last couple of invoices have been distributed by Myreside without committee comments being fully addressed by Myreside in advance. Pamela queried when the next draft invoices would be received (due end Aug). Susan will include this in the email to Peter.

#### AGM / Newsletter

An AGM has not occurred and due to COVID restrictions this is currently not possible. The committee will consider the inclusion of some of the AGM requirements to be included in the survey to be sent out to owners.

A newsletter was drafted by Peter but as some of the questions re the door painting and fountains have not been answered this is currently on hold until the newsletter can go out accurately. If the answers to all of the above can be acquired quickly – the survey monkey details could also go on this newsletter and save several different postings.

## II

Susan advised that she has been unable to contact Niall and has had no response to emails about changing details on the website, changing her own email address or removing committee members who have not been involved for some time. Rich advised that he is able to undertake some tasks on the website and he will look at whether he can do this and let us know.

### Communication with Myreside / Pricing

Committee as a whole are very disappointed with the level of communication between Myreside and the committee. Several committee members have struggled to get responses from Peter within reasonable periods of time and it is felt that he has become reactive rather than pro-active – only dealing with issues when the committee or other residents (Alan Eccles) raise them.

It is noted that the pricing is up for review next year and Myreside will no doubt be looking for an increase. The deficiencies in service will require to be addressed prior to this being discussed.

In the first instance Susan will send an email to Peter to address all of the issues however it may be that a video meeting will be required as face to face is currently not possible.

The committee asked that Peter be asked to let the committee know when he plans to be on site so that individual members could arrange to walk the estate with him and address any current issues.