

Meeting on 27th October 2020

Sinclair Residents Committee and Myreside Management

Held virtually due to global pandemic

Attendees from committee

Susan Jamieson, Chair / Secretary

Colin Douglas, Treasurer

Ruth Evans

Alan Dickson

Rich Gibb

Attendees from Myreside

Keith Hunter, Director

It was noted that Peter Bertaut had cancelled his attendance at the last minute so Keith had attended in his place. Due to the pandemic the meeting which had been arranged for March had been cancelled and therefore this was the first meeting since December 2019. Whilst not ideal there has been some email communication between the committee and Myreside within this time regarding services provided during the lockdown.

Communication

The committee again raised the issue of communication and advised Keith that, as they have mentioned before they would like a more pro-active management from Myreside. Keith advised the committee that they should copy his email address into any emails and also the office address too so that any issues can be dealt with promptly.

Invoices

It was noted that the last couple of invoices have been distributed by Myreside without committee comments being fully addressed by Myreside in advance. The committee reminded Keith that this was part of the original tender agreement and, as there are usually errors in the invoices, they would wish to receive these with sufficient time to provide a response. It was noted that there was no SSE billing on the last invoice.

Scottish Power

The lack of progress on this was discussed. Keith advised that he was unaware of the long running nature of this issue and that he would discuss with Peter the next day. He advised that he would ask Peter to pick up with SSE to ask them to take on the Scottish Power metres as the committee advised. Alan affirmed to Keith that this really needs dealt with now on an urgent basis.

Debt

Keith advised that there are 2 large debts in court proceedings (£1,243 & £2,922 at the current time) and they are awaiting the court proceedings to progress on these. Overall, right at this point the overall estate debt is £17,965 but this is due to invoices having only just been issued. Keith advised that 13 owners owe 2 or more quarters payments however they are not concerned at present.

Pamela advised that the committee wish to maintain an eye on the level of debt due to previous issues with a historic factor allowing the debt level to accrue and debt being shared across the estate as per the deeds. Pamela advised that the committee wish to avoid this situation occurring again.

Door Painting

Keith advised that the quotes received for the door painting remain valid. The committee asked if quotes had been received for the work on some of the thresholds and Keith believed that this the painting of these would be part of the quote provided. However, he advised that he intends to check the thresholds at his next site visit and will advise which, if any, require further work.

Site Visits

As Keith had mentioned the site visits the committee asked that Myreside let the committee know when they intend to undertake these and if a committee member is available to undertake a walk round at the time they will join.

Fountains

The committee noted that they have not received any quotes as requested at the last meeting for either restarting or replanting the fountains. Keith advised that he will take this forward.

Pamela noted that the upkeep of the fountains was part of Myreside's original tender and that previous quotes acquired from Water Gems for the upkeep of the fountains were not favourable.

Gutters

Rich noted that there are still holes in the rhones and there has been no response to this being raised through the website. The committee asked why there was a delay to this work at No 27 and Keith was unclear why work had not progressed.

Gardening

Rich advised that he had undertaken a walk round last year and the committee had approved a planting budget of £700 at the committee meeting in November 2019 however it was noted that no planting has occurred. Whilst the committee accepted that lockdown had prevented some work initially they are concerned that it has been 6 months and there was no planting undertaken over the summer and it was likely too late now.

Susan also noted that there has not been any resolve to the gap in the hedge outside the townhouses that people walk through.

Keith advised that he will speak to Colin re the planting.

Door Numbering

It was noted by the committee that we had mentioned on several occasions that numbering on the doors of the flats would be useful as there are regularly people within the estate getting lost / deliveries that can't be delivered. Keith advised that he will look into this and provide a quote to the committee for this.

Delivery Vans / Damage to Parking Poles

It was noted that there have been a lot of damage to the parking poles in the estate with a lot being pulled out of the ground. Rich wished to raise a query about who pays to repair these but it was noted that it is in the deeds that each property is responsible for their own.

Mice

Pamela noted that there has been a communal charge made in the recent invoice with regards to pest removal work. It had previously been discussed and agreed that this would not be undertaken as a communal cost and that each flat would be individually charged for any work. Keith advised that he will review this and look at recharging to the flat concerned.

Insurance

Keith advised that the block insurance is due at the end of November and they will revert advising the costs to the committee when confirmed.

Resident complaint

Susan noted that the committee had received an email from the resident of 3/8 Sinclair Gardens with respect to a leak that they have been attempting to get Myreside to fix for some time. Keith asked that Susan sent on the email so that he can look into the issue.

In lieu of the minute being produced, Susan agreed to send a summary email of the discussion to Keith and Peter tomorrow (this was done).