

# Minutes: Committee and Trinity Factors Meeting

Tues 12th December 2023, Microsoft Teams

## Agenda

- Escape of water excess
- Development Signage
- Trinity Update
- AOB

## Attendees

- Neil Raphael – Chair
- Rich Gibb
- Massimo Fabbreschi
- Norma Johnstone
- Liam Langedijk
- Sharon Laird (Trinity)

## Apologies

- Ruth
- Carmel

## Escape of water excess

Excess for escape of water has risen significantly from £1k to £10k. This is happening with other developments, but is still a huge rise and is due to the fact that we have had so many claims. This has been a long term trend in this development. We encourage all owners to have plumbing checked when getting work done, and build in access hatches.

Guidance from insurance company to be distributed. Small claims will be paid for out of budget rather than a claim with the insurance.

## Development Signage

The committee need to review Rich's PowerPoint on the Development Signage, feedback comments, and a decision to be made at the next meeting. The size of the signs also needs to be considered by the team.

## Trinity Update

13 meters have been converted to smart meters, 16 to go.

Meter readings are taken once every quarter

Action for Sharon to compare meter readings/billing for before and after the lighting changes in the blocks

Discussion on being able to compare blocks to each other to understand the energy balance

between them. Action for Sharon to speak with electrician for installing monitoring meters to understand options and if it would be financially feasible (they won't be used for billing purposes)

Discussion on the new lighting changes in the blocks. Mixed views on the changes and whether they are or aren't triggering correctly. Sinclair Close, Gardens, and Place (1-6) are set up differently right

now so the committee can feedback. Sharon to action changes with the electrician. Other blocks will be worked on in early 2024.

### Parking lines

Double yellow lines have been applied around the development to dissuade parking out with bays. Yellow hatching will be done later. Painting parking bay white lines to be investigated by Sharon. Painting of parking bay numbers was discussed and will likely be an AGM voting item in 2024.

Discussion about potential to write to the Edinburgh Council to suggest changing the permit parking on Sinclair Place to pay parking because it's not a useful space for Sinclair Development residents.

### AOB

#### Refurbishment work

Neil looking to action a short survey for owners to rank cost options to help us understand what likely could go through as an voting time for the AGM, aiming for Jan to issue and responses by end of January. Action for Massimo to include these details in the next newsletter.

#### Newsletter

Massimo aiming for the next newsletter to be prepared and sent out in Jan/Feb 2024

#### Hyperoptic

Installations are happening around the Development and committee members taking advantage of their deals!

#### Keys

Claymore Lock & Safe Co Ltd is the name of the locksmith who can make new keys for the Development (<https://claymorelock-safe.co.uk>). Rich has reported they are quick, reasonably priced, can take order for new keys over the phone, and they have a 24 hour emergency call out service.