

Sinclair Committee Meeting Minutes

13th January 2026, Microsoft Teams

Attendees

- Ana Arsene
- Liam Langedijk
- Carmel Connolly
- Sharon Laird (Trinity Factors)
- Ross Crawford

Apologies

- Emmanuel Artiges
- Colin Douglas
- Ruth Evans
- Mike Begley

Agenda

- GTC
- Committee and roles going forward
- Intercom Quotes
- Monoblock Quotes + Smaller Repairs
- Overflow Issues
- Quotes for External Painting
- Bike Store clear out
- External Deep Clean Date
- Outstanding Lighting Repairs
- Quote for the Fountain work
- Roof Works/Drone Survey quotes
- AOB

GTC

The GTC works are going well and to plan. Each block is getting signed off quick.

The contractor has the notice stickers and is putting them up on the completed blocks.

Stair 31 has some anomalies, this is with GTC to decide how to progress. GTC will inform the contractor and Sharon will communicate the results with the committee.

Some examples of the work and the latest schedule for the remainder of the development later will be available on <https://sinclairresidents.org.uk/> later this week.

Thanks to Ross for displaying the notices in each stair. 1 and 32 haven't been able to access as service button not working, Sharon to action. Ross to liaise with committee member who lives in 32 to get that notice displayed.

Committee and roles going forward

Looking ahead to 2026, it was an opportunity for committee members attending to define what areas they will be able to support the committee, Factor, and development in.

Liam: Focus on finding the right forum that meets the needs of the committee, Trinity, owners, and renters. To pursue a formal forum, Liam needs engagement from the committee for testing as well as others outside of the committee. Sharon agrees there's value in it for the committee. Liam to come up with an optioneering paper so we can make a decision of whether to proceed with an option or not.

Ana: Available for adhoc requests

Ross: Would like to pick up Sinclair Gardening Group item. Carmel to initiate email with Ross and interested parties to get the group started. Sharon will assist with getting a date for a walk around with the gardener. This walk around needs to include discussion of removal of the vegetation ahead of painting,

Intercom Quotes

Noone's had an opportunity to look at the quotes, but Mike's identified a front runner. Mike to reach out to the company to discuss the details and clarify the scope and deliverables and what their views are around approach..

Monoblock Quotes + Smaller Repairs

2nd quote acquired, however it is more expensive. Action for Sharon to share with the committee.

Sharon to go back with the clarification questions for the 1st quote.

Next step to look at dates and organise the communications with the development. An option will be to put notices on the lamppost/trees to alert car owners.

Overflow Issues

Trinity compiling the list of all the properties who are affected and will email instructions of what needs to be done to resolve the issues. Option for people affected to enlist Trinity for assistance and they will be charged accordingly. Letting the issue persist will cause damage to the walls, water egress etc,

Quotes for External Painting

Still waiting for quotes, Sharon has been chasing. Sharon will share once available. For removal of the vegetation ahead of painting, this will be part of the garden walk around in Feb/March.

Bike Store clear out

Sharon to get notice out this month for the clear out to happen Feb. This is delayed by 1 month. The tags will be a different colour to last time. Previously tagged bikes will be removed. More tags will be available in stairs for additional tags.

External Deep Clean Date

No date yet but Sharon to meet with contractor. 1-6 SP will be used as the test patch for the walls and paving. Cleaning the monoblock will require re-sanding and need to be done when it's drier later in Spring.

Outstanding Lighting Repairs

Sharon met with contractor 16th Dec. Quote due w/c 19th with style of lights.

Roof Works/Drone Survey quotes

Still waiting for quotes but Sharon has shared the photos and issues list.

Fountain work

The vendor would bring the fountains up to scratch but the turning on/off the fountains will continue to be done by gardeners.

Misc

- Water Pressure issues noticed by one member of the committee, nothing else reported to Trinity. If others have issues reach out to Scottish Water directly.
- Request for option for townhouses to be included in ironwork painting. Sharon to get quote and share with Townhouse owners.
- EV charging: This has not come up on recent requests to Trinity or the committee.
- The Sinclair Facebook has been launched in December but no new members, however we suspect this was because the link was incorrect. We'll correct in next Newsletter.