

GREAT CLIFF (DAWLISH) LTD

Minutes of a Board Meeting held at 9 Great Cliff on
Wednesday, 24th April 2024 at 11.00am

Present: Barry Brant (Flat 11)
Paul Guest (Flat 3)
Roger Smith (Flat 9)
Paul Sparks (Flat 18)

1. Apologies for absence

There were no apologies for absence.

2. Minutes of Previous Meetings

The Minutes of the Board Meeting held on 21st February 2024 were approved.

3. Finance Report

The financial figures to 31st March 2024 were reviewed which showed a positive cash balance (excluding the Sinking Fund) of £12,670 plus service charge arrears of £24,694.52 following the new service charges for the new Financial Year. As of 22nd April, it was understood that the Bank balance had increased by £5.3k (due to service charge payments) to £18k, enabling a further £10k to be paid to TJ Smith (15k paid to date) for the external waterproofing works, which would reduce the cash balance to £8k. With outstanding service charge arrears reduced to £19.3k, this would leave us around £27.3k for the year ahead, less £4.3k still outstanding to TJ Smith, leaving £23k. The remaining budget for the year ahead would remain tight. It was noted that the insurance renewal premium had increased to £4,710.42, albeit that we had budgeted for £5k in total.

The Sinking Fund had been increased from £8k to £10k, which was considered to be the "minimum acceptable amount".

4. Maintenance & Repairs for 2024

It was noted that the internal painting of the communal areas was now due to start on Monday, 29th April 2024.

It was understood that the external balcony painting for the second floor was likely to cost £2.7k plus a further £420 for the ceilings, £3.1k in total. These costs would be double-checked before making a final decision on whether or not to proceed.

A simple remedy involving an anti-mould damp product to combat condensation at Flat 23, had been approved for £123.

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A Surveyor's Report had been received in April 2024 concerning water ingress to Flat 10. The report had recommended that provision be made for the cutting out and replacement of the cavity trays on all faces of the bay window, so that new proprietary cavity trays with stop-ends and interlocking corners can be installed, together with sufficient weep vents to let water weep out. It was agreed that instructions be given to Crown to obtain costings in order to consider further.

It was noted that Flat 16 was in the process of having its boiler replaced and that notification had been given that the flue replacement may require the use of a cherry-picker or scaffolding for half a day.

A works order had been issued by Crown for Ahead for Heights to clear out gutters, gullies and drains, during May 2024.

5. Cliff Face and Rear Car Park

A survey on cliff face at the rear of the building had been undertaken on behalf of Teignbridge District Council (TDC). The purpose of the inspection was to establish the condition of the netting at the top of the cliff, which is owned by TDC, who will be responsible for the maintenance and replacement where necessary. The catch fencing at the bottom of the cliff is considered to be our responsibility. In addition, the survey was to help understand the condition of the cliff in order to help TDC formulate a programme of reactive and routine maintenance to the cliff area, considered to be under the ownership of TDC.

Whilst a copy of the report was still awaited, it was understood that this should be available any day soon. Our objective remained to ensure that the rock fall debris be cleared up as soon as possible, that the catch netting be repaired, and that the car park be returned to normal use, as quickly as possible. For the time being at least, the objective, can only be achieved with the help of TDC.

6. Web Site Update

It was noted that the web site at www.greatcliff.co.uk had been updated in various areas, particularly in the "Great Cliff Administration" section, with some positive feedback from those who use it.

7. Any other business

The installation of a smart meter for the building had been proposed by SSE Energy Solutions and it was agreed to take this forward.

7. Date of next meeting

To be confirmed.