

19/11/13

EIVT MINUTES

Location: Harston Drive, Enfield Island Village EN3 6GH

Present: Vladimir Ioannou (VI)
Iveta Nemcova (IN)
Daniel Campos (DC)
Carmen Wallace (CW) by Proxy
Abhay Shah (AS) by Proxy
Charles Kelly (CK) - No voting rights
Martine Eni (ME) - No voting rights

Minutes

The committee meeting was convened at 17:15

- 1 Delegation of duties
 - a. VI - Finance
 - b. IN - Administration and creative
 - c. DC - Logistics
 - d. CW - Neighbourhood watch and Investment properties
 - e. AS - Quality control, Clay cap survey, Asset survey

- 2 Previous Minutes to Approve (16 October 13)

VOTE: FOR (5) including 2 proxies AGAINST (0) ABSTAIN (0)

- 3 Consideration of proposal to offer CK the position of spokesman, consultant and chairing of meetings with no voting power, pending remuneration level and further agreement

VOTE: FOR (5) including 2 proxies AGAINST (0) ABSTAIN (0)

- 4 Proposed that VI becomes the new Chairman for the first rotation of the next 3 months

VOTE: FOR (5) including 2 proxies AGAINST (0) ABSTAIN (0)

- 5 **Banking arrangements:** The proposed two step authorisation process for internet banking is a welcome additional security measure and is agreed by all

VOTE: FOR (5) including 2 proxies AGAINST (0) ABSTAIN (0)

- 6 Electrician invoice payment reimbursement to Vladimir

VOTE: FOR (5) including 2 proxies AGAINST (0) ABSTAIN (0)

- 7 **New website development hosting & maintenance.** The website will have login features, blogging facilities with restricted areas for members – At the cost of 1.50 per day or £547.50 annually. As this is a development to be done by IN Vladimir and Iveta abstained. AS suggested that the flash feature not be used however due to the facilities required such as blogging and login details it would be necessary to use flash to create the site.

VOTE: **FOR (3)** including 2 proxies **AGAINST (0)** **ABSTAIN (2)**

- 8 **RSA in the light of**
a. Discussion on the properties they purchased where rentcharge was not paid
b. Community centre rent prerequisite by council to grant permission to build village

It was discussed and proposed to have meetings with Amber and eventually with RSA to ascertain the level of debt due to the Trust for the additional properties purchased by RSA since their informal agreement with Toni Thake and find a mutual agreement between RSA and EIVT

- 9 **23 George Lovell Drive Proposed Development.** It was suggested that if there are no valid reasons for objecting to the proposed development, the Trust will allow it to proceed subject to certain undertakings by the owner
- a. That the extension be done in character of the existing opposite site to the property so as to maintain the character of the property.
 - b. That any clay cap bridge be corrected after development and an independent surveyors report obtained at the cost to the owner of the 23 George Lovell Drive
 - c. That the final destination of the contaminated ground be disclosed to the Trust
 - d. That wherever it is transported to the recipient is made aware of the possible contamination of the disposed earth and a certificate is given to the Trust.

- 10 **Consideration of budget and approval of amount of the Rentcharge reduction**
VI presented a budget and explained that a reduction of £85 from the current charge of £235 to £150 per annum can easily be made immediately to all owners. This will be communicated by letter to all owners informing them of the procedure to qualify for the refund.

The reduction for this year and consecutive years however will only be given as an incentive to owners who register on the new website so as to facilitate ease and efficiency in future communications with owners by EIVT.

VOTE: **FOR (5)** including 2 proxies **AGAINST (0)** **ABSTAIN (0)**

- 11 **Budget approval for purchase of vehicle, trailer and equipment to facilitate commencement of plans for litter picking and fly tipping.** The budget of £6000 to include road tax insurance and sign writing to be placed on all bin houses was proposed although VI suggested that he might be able to get it done for much less than that

VOTE: **FOR (5)** including 2 proxies **AGAINST (0)** **ABSTAIN (0)**

- 12 **Litter picking now that Platinum have ceased activity.** The Trust has employed 2 litter pickers to work in rotation 15 hours each per week picking up litter throughout the Islands. (ME) has taken control of this and has been supervising the two staff successfully. ME report on the progress of the litter pickers and said that their month trial is coming to an end; as a result we decided to keep the scheme permanently.

VOTE: **FOR (5)** including 2 proxies **AGAINST (0)** **ABSTAIN (0)**

- 13 **Discussion of termination of Platinum gardening contract.** ME to find a handy man and a gardener and recruit apprentices to assist. The gardening contract to be terminated by

giving Platinum 3 months notice giving us plenty of time to find a replacement employee for the gardens.

VOTE: **FOR (5)** including 2 proxies **AGAINST (0)** **ABSTAIN (0)**

- 14 [Trust Membership number confirmation and vote](#). The understanding is that all residents are de facto Members. It was referred to the solicitors of EIVT to confirm the legal validity of this, in the meantime all owners will be treated as members with organisations and individuals who own more than one property will be treated as one member.
- 15 [Enfield Council requesting a meeting re the Cobblestones](#). It was suggested that CK will provide the more stable link of the Trust with the outside world to maintain continuity in the light of recent events and the systematic changes of Trust members.

VOTE: **FOR (5)** including 2 proxies **AGAINST (0)** **ABSTAIN (0)**

- 16 [The next steps in the disposal of the investment properties](#). All local agents to be asked to value the two properties and quote us for their commission fees for the sale. Establishing the lowest and highest valuation the properties will be offered to the existing owners at EIV for offers between the two values and in excess of the lowest either tenanted or vacant possession. Offers to be submitted to Gisby Harrison by a certain date and the one with the highest bid will be able to purchase one or both.
- The proposal for the proceeds no longer required by the Trust is to reimburse existing contributors in equal share per property owned. For those with arrears their share will go towards reducing their arrears.**

VOTE: **FOR (5)** including 2 proxies **AGAINST (0)** **ABSTAIN (0)**

- 17 [Further financial irregularity by Amber Management to be investigated further](#)
- 18 [Discussion of conservation in respect to double glazing windows](#). This will be investigated further
- 19 [Any other business](#). The monthly meeting scheduled tomorrow will be cancelled in the light of recent events and the pressing workload to bring things up to date.

Having no other business the meeting was closed at 20:00.

Signed:



Vladimir Ioannou
For and on behalf of Enfield Island Village Trust
19/11/13