

**Date:** 10<sup>th</sup> July 2013

**Venue:** Community Centre. Enfield

**Meeting title:** 2013 Annual General Meeting

**Purpose:** Full Members Update

**Present:** Richard Palczynski (RP, Chairman) (carries +4 Proxy Votes)  
Karen Wilkie (KW)  
Imam Goztas (IG)  
Carmen Wallace (CW)  
Vincent Green (VG)  
John Joannou (JJ) (L&Q Housing)

**In Attendance** Katie Johnson (KJ, Amber)  
Tom Bainbridge (TB, Amber)  
Iain Campbell (IC, Amber) (carries +1 Proxy Vote)  
Martin Jewell (MJ) (RSA)

**Members**

E Kupeli	Fogerty Close
F A Adebayo	Fogerty Close
K Davis	George Lovell Drive
K Holtby	Government Row
M Novak	Government Row
V Ioannou	Harston Drive
J Aird	Harston Drive
Wadiwala	Lockyer Mews
A Colledge	Lockyer Mews
S Sobers	Manton Road
V Abdul	Manton Road
R Thompson	Metford Crescent
K Lai	Peabody Court
V Ubakanma	Rigby Place
I Nemcova	Soper Mews
M Collins	Soper Mews
B Squire	Warlow Close
U Dede	Webley Court
N D'Cruze	??

**Apologies:** Jennifer Aneto (JA)\*  
Stephen Johnson (SJ)  
R Mitchel Dyer Court

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Item	Action and date required
1. <b>CHAIRMANS REPORT:</b>	
RP opened the meeting with quick introduction. With the meeting starting 15 minutes early, RP did a recap of initial points raised for those who arrived at 19h30. The following minutes reflect the topics and issues presented and discussed but do not reflect matters presented twice.	

**Previous EGM Meeting Minutes**

RP confirmed as Approved and published and available through the website.

**CCTV**

RP confirmed that CCTV was now installed at two strategic locations on the island, namely the bus stop to the south and the water tower overlooking the entrance to the island over the eastern end of Constitution Bridge. Members queried the effectiveness of the cameras to date. RP stated that it was too early to tell but this issue led directly to the next discussion around fly-tipping and issues with refuse collections. One member voiced his unfortunate experience with mail fraud and suggested that cameras may have helped in identifying how his post had been intercepted. The Trustees will continue to look at CCTV options and how best to help police address crime.

**Waste Management & Fly-Tipping**

RP confirmed that earlier in the year a new Litter Collection service had been put in place to deal with the overspill caused as a direct result of the Councils cut in the volume of collections from weekly to bi-weekly. With no more capacity in the bin stores themselves, RP stated that a major issue has been the refusal of the council to address overspill litter that is on the floors within bin stores.

Coupled with an increasing volume of fly-tipping, the situation has reached almost intolerable levels and as such, Amber Mgt were now questioning whether further widespread CCTV should now be considered.

Two members voiced concerns over the tone of Amber Mgt's correspondence with members, stating that they were unhappy with the way in which they felt the correspondence was always pitched as a negative i.e. threats and warnings as opposed to directly letting residents know how they could help resolve matters themselves. IC, RP, CW and KW defended the approach taken, pointing out that there was both clear advice on bin stores in regard as to who to call from the Council to arrange waste collection as well as the pitched warnings. Other members confirmed that they had tried to use the council's collection service. Some stated they had taken months to collect waste. Other stated they had acted very quickly to deal with fly-tipping. However, the overwhelming fact is that the number of incidents is up and that without the fast acting litter picking contract, matters would inevitably be a lot worse than they are today.

With fly-tipping on the increase, the general consensus was that Amber Mgt will continue to pursue cases as best they can but IC was keen to remind members that neither EIV Trust or Amber Mgt have any prosecution powers and ultimately it is for the authorities to act on the advice and information provided. However, as was the example in w/c 8<sup>th</sup> August, even when incidents have been witnessed, residents are still reluctant to stand by their statements in a prosecution scenario

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**Item****Action and date required**

for fear of reprisals. RP agreed to review the tone and language used in correspondence to residents. In responding to queries about the effectiveness of CCTV cameras, RP stated that with incidents like tyres being dumped, then the chances of the bridge camera catching vehicles should be high. However, the reality remains that a prosecution has not happened yet as a result of the CCTV cameras.

RP, Ongoing

**Canal Improvement Works**

RP confirmed that all works to revive the canal waterway have now been completed with results that are clear for all to see.

**Maintenance Schedule**

RP presented a complete Maintenance Schedule for works to be carried out in 2013. RP emphasised that these works were varied in nature from parks to pavements, gardens to painting works etc. Members queried the origins of the maintenance schedule and how it had been assembled and by whom. RP stated it had been prepared by Amber Mgt, based on physical site inspections across the island and accumulated knowledge of what needs to be done.

The above led to concerns being raised as to whether the survey works from 2011/2012 had actually been completed. Mr V Abdul in particular wanted to know if the works had been completed following approval by the trustees in July/August 2012 to have Amber Mgt complete the works. RP stated that this had not been carried out, predominantly due to the fact that Amber Mgt were not under a long-term contract with EIVT at that point in time. With enough members voicing their concerns over the lack of a valid and complete infrastructure survey, RP invited the members to vote on the issue. Members Vote (split into TWO questions):

1. **Do the Members support the completion of the Infrastructure survey at additional cost to be funded from Reserves? YES 10, No 5, Abstain 17.**  
Motion APPROVED
2. **Of the following suppliers (suppliers to be identified), WHO do the members wish to select?** This Vote is deferred to the Meeting of Trustees on 21<sup>st</sup> August to allow time for Amber Mgt to obtain alternative quotes from suppliers, and to confirm if they wish to honour their offer made in July/August 2012 to complete the survey for EIVT. Members are invited to vote *in person* at the August meeting of Trustees.

IC/TB/SJ  
21<sup>st</sup> August**Managing Agent Tender**

RP presented an overview of how the tendering process had been carried out for the works, highlighting the varied number of suppliers who had qualified for the works and the fact that in the end, 5 suppliers were formally involved in the final tender stages with only 2 supplying bids for consideration. RP confirmed that Trustees had voted unanimously to award a 2-year contract to Amber Management, based on the recommendation supplied by an independent

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Procurement Expert. RP tabled the report for member's interest.

RP was asked what, in his view, was the reason for the limited response. RP stated that the Tender Specification had called for 3 distinct requirements; the provision of an on-site Estate Manager 3-days/week, a commitment to that same individual for a period of not less than 12 months and a financial penalty for breaking the same clause and finally performance management via a set of agreed KPI's with a performance fee at stake as a result. The combination of these three factors was, in RP's view, the primary reasons as to why so many of the recognised 'big names' ultimately decided they were not in a position to do the work. RP stated that in his view, many of these Estate Management companies make their profit by having low overheads and doing much of the work off-site.

**Community Development Activities**

RP presented a slide showing the various activities ongoing through the community development team. RP also pointed to the flyers supplied on members seating as they entered. RP reminded members of the importance of community development works, which were generally very well received across the Island community.

Mr M Jewell of the RSA did request that, as the most visible body on the Island, EIVT should make more effort to be more inclusive of all the clubs across the Island and not just the clubs that are managed and run by EIVT. RP to look at the best way to ensure better inclusivity in future.

RP, No date

**EIVT Website**

RP discussed the launch of the new EIVT website in December 2012. This has been well received but with queries raised as to how much traffic the website attracts, RP tabled the website stats which confirm an average of nearly 10,000 hits per month. RP stated that the primary pages receiving hits include the blog, meeting minutes and all the Community Development pages.

**2. FINANCIAL PERFORMANCE****Previous Years Accounts**

RP confirmed that all accounts were up to date and that current year accounts were now in preparation and will be reviewed and published in the coming weeks/months.

One member queried the volume of reserves from prior accounts in the amount of over £800k. RP confirmed that this was a combination of cash held in various accounts plus the asset wealth held in property. At which point RP presented a complete breakdown, with the support of IG in respect to the properties held. The salient details are as follows;

Dashboard – for the first time in the Trust's history, a full monthly financial

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**Item****Action and  
date required**

dashboard is now available, each period, for Trustee/member review.

Properties – IG confirmed that BOTH properties are now rented under fully controlled conditions (i.e. deposit scheme, proper rental contracts, service agreements, regular monthly payments) and demonstrated on the financial dashboard the steady state of financial return that the properties generate. RP confirmed that this money is held in a separate account to the Reserve funds only to be able to demonstrate, at all times, the clear return on investment that the properties have generated. The monies are classed as Reserve funds and are available if needed.

Members queried why the Trust held the properties, with mixed reactions from several points of view. Some members feel the return is hugely beneficial and certainly out performs what is available at the high street banks. Mr Vladamir Ioannou requested the floor to address the members directly. VI voiced major concerns over the principle that his rent charge monies had been 'invested' without his permission and that he felt the Trust should sell both properties. With members divided on the issue, RP reminded the members that the question of selling the properties has been out for consultation since December 2012. RP also stated that since launching the consultations there have been ZERO responses. RP was asked to use the members e-mail distribution to elicit a members response. RP confirmed that he would action this request and leave the consultation open until 21<sup>st</sup> August, at which point the consultations will all close to allow the Trustees to make their final deliberations.

RP presented the data on the Rent Charge accounts, indicating the sharp rise in recent months due to the April Rent Charge demand.

RP presented the Reserve account data, highlighting ~£250k held PLUS £50k held in a separate Treasury Investment Account.

RP presented the Community Development account, emphasising the complete separation of Community Development monies to that of the Rent Charge monies. RP reminded members that the Community Development funds come from grants and donations, which fund all the activities, salaries etc. involved in running the Community Development team.

When combining the Rent Charge, Reserves, Treasury and Property balances, the total (as at 1<sup>st</sup> June 2013) is £538,486. This CASH balance, combined with the estimated property value of ~£300k. reflects the

Community Development funds for the same period is £14,715

The approximate ~£800k queried by one member at the beginning of the finance presentation.

RP presented the complete breakdown of how EIVT spends the annual Rent charge of £309,756. RP confirmed that this latest Rent Charge represented a 6% drop in previous Rent Charge demands, whilst boosting the monies allocated to maintenance works. This was possible following the decision to NOT ask members to contribute to the reserve funds in 2013. Reserves are increasing at ~£2,000/month due to the property rental income. RP stated that prudence and constant monitoring is the intelligent way to review and manage reserves. This will of course be done in conjunction with survey data in the future once data is

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available.

RP presented final finance data on debtors, explaining to members that currently EIVT has an accumulated debt total of £262,469, with £169k owed by just 50 residents. RP stated that whilst this debt was secured against the properties in questions, the fact that the debt is secured does not mean that the debt will be settled. Members were generally surprised at this debt. RP stated that with exactly one year left to serve as Chair and a Trustee, he would make a personal effort to try to reduce the debt total. Some members voiced their concerns re the debt and advocated aggressive pursuit of the worst offenders to set the precedent for others. RP stated that he will continue to work with KJ to action the debt.

**3. MEMBERS ELECTION OF TRUSTEES**

.The following persons stepped forward for election and votes were duly taken, the results were as follows;

Nomination Received	Yes	No	Majority	Result
1 Richard Palczynski				Elected
2 RSA Trust				Elected
3 L&Q Housing				Elected
4 Carmen Wallace				Elected
5 Imam Goztas				Elected
6 Jennifer Aneto				Elected
7 Karen Wilkie				Elected
8 Vincent Green				Elected
9 Vladamir Ioannou	25	0	25	Elected
10 Iveta Nemcova	23	0	23	Elected
11 Mark Novak	25	0	25	Elected
12 Andrew College	26	0	26	Elected

**4. AOB**

Mr K Lai asked if the financial dashboard could be made available to members. RP confirmed it was available to members at the monthly trustee meetings. RP also stated that he was unable to post it on the website as the website was an 'open' site. However, if a 'Members Area' could be established on the website then with security access control, this information could easily be made available. RP/VI to review website options.

**5. DATE OF NEXT MEETING**

24<sup>th</sup> July 2013, Island Community Centre.

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**DISTRIBUTION: Attendees and copies to:**

To be posted on [www.eiv.org.uk](http://www.eiv.org.uk)

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**Approved by:**



Richard Palczynski

**Chairman, EIVT**

Date: 12<sup>th</sup> July 2013

5 Proxy Votes received.

In favour of Chairman:

Mr R Berrett	Morris Court
Mr D A Lancaster	Bren Court
Mr E Kupeli	Fogerty Close
Mr R Mitchell	Dyer Court

In favour of Iain Campbell

Mr M Mullins.	Warlow Close
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