



## **BERMUDA PARK (NUNEATON) MANAGEMENT CO LTD**

### **MINUTES OF MEETING HELD ON SATURDAY 5 MARCH 2016, 4PM At BERMUDA PHOENIX CENTRE BERMUDA ROAD NUNEATON CV10 7HU**

**Present:** Andy Nuttall (AN) - KWB Property Management Ltd  
Karen Faulkner (KF) - Flat 2, 1 Mimosa Close  
Gary Faulkner (GF) - Flat 2, 1 Mimosa Close  
Lee Newark (LN) - 36 Marigold Walk

**Apologies:** Dane Hopwood – KWB Property Management Ltd.

AN explained that KWB Property Management Ltd acted on behalf of the management company, Bermuda Park (Nuneaton) Management Co Ltd and are responsible for communal car parking areas and shared parts of the apartment blocks on the estate. The focus of the last few years has been to ensure basic service and maintenance and begin a programme of repairs and redecoration on the apartment blocks. These are now completed for the blocks on Poppy Close and Water Lily Way, and include redecoration, new internal lighting and external bollards with LEDs, general signage and locks.

AN advised Mimosa block was next block planned for over the next few months. KF concern over condition of these blocks including the general door locks not properly latching. AN explained that various issues of lock barrels wearing and self-closers not operating correctly as well as tradesmen's intercoms and sometimes people leaving the latch on. These repairs will include these being maintained and removal of the blue paint marks raised by GF.

KF concern over only one car parking space allocated per resident and just a few visitor spaces. Requesting additional spaces around the estate including land opposite. AN confirmed if needs be the management company can reiterate that residents not use the visitor spaces but cannot change the allocation of only one space per apartment. LN confirmed same issues on the communal parking areas of limited allocation. AN suggesting residents liaise with each other for any separate arrangements to use other spaces.

KF/LN concern over general parking on the estate. AN explained roads still in the process of adoption which will mean greater control by the local authority. However, concern over any parking restrictions on the roads causing even further parking problems. Particular concern over Walsingham Drive with poor parking and walkways making like an obstacle course particularly when artic lorries from the industrial estate



mistakenly driving down here and try to reverse from Mimosa Close and back down again. LN note that for some garage owners the car parking spaces in front are not actively used.

LN explained problem with damaged wall area in the car park at the end of Rose Gardens.

LN/KF concern over litter picking and landscaping. Have not actively seen people carrying out and noted items of rubbish around. AN explained only on a monthly basis during winter months and for any specific instances to be reported to AN with photographs to then immediately raise with the contractors. AN explained new contractor log on the apartment noticeboards to confirm when all contractors attend site.

Both LN/KF explained issues with some of the general rubbish bags splitting or overflowing and the bin lids being blown open causing rubbish around the estate at times.

KF concern over level of cleaning within the blocks. AN explained that only basic cleaning covered to reduce costs and focus upon the general redecoration and repairs required in each block first. All agreed may be worth looking at a further deep clean every three months or so in addition.

AN explained some issues reported of gutters leaking and damp into some apartment blocks. Roofer currently provided quote to instruct urgent repairs needed on 27 Wisteria Way but also looking at general maintenance on other apartment guttering/roof areas.

No queries raised regarding window cleaning provided every two months.

AN explained just completed a process of changing the electricity contract for all suppliers to communal areas to a better contact rate with Eon. Someone meter issues still being resolved.

AN reminded everyone that noticeboards on each block will be populated with information such as the contractor log, residents manual and fire evacuation procedure. KWB also new website, [www.kwbresidential.com](http://www.kwbresidential.com) with information specific to this estate.