



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

**MINUTES OF MEETING  
HELD ON  
SATURDAY 24 JANUARY 2015, 4PM  
At BERMUDA PHOENIX CENTRE  
BERMUDA ROAD  
NUNEATON  
CV10 7HU**

**Present:**

Andy Nuttall (AN)	- KWB Property Management Ltd
Dane Hopwood (DH)	- KWB Property Management Ltd
Tom Atkins (TOA)	- Flat 3, 4 Poppy Close
Angela Stacey (AS)	- Flat 5, 39 Water Lily Way
Holly Barlow (HB)	- Flat 5, 39 Water Lily Way
Kuldip Purwnaha (KP)	- 33 Walsingham Drive/55 Carnation Way
Trevor Adams (TA)	- 59 Walsingham Drive
Melany Lovick (ML)	- 35 Walsingham Drive

**Apologies:** Lisa Twigger (LT) – Flat 6, Poppy Close

AN clarified annual meeting of residents in Bermuda Park estate followed letter to all residents early in January with 2012 and 2013 service charge accounts. KWB Property Management Ltd are the managing agents for Bermuda Park (Nuneaton) Management Co Ltd who are responsible for various shared car parks on the estate and the communal areas inside each apartment block. AN explained that the freehold of each apartment block is held separately who will invoice each apartment owner direct for ground rent whereas KWB just deal with service charge monies inclusive of building insurance.

AN confirmed roads on the estate and still under process of being adopted by Nuneaton council and, therefore, Taylor Wimpey still responsible. AN/DH due for meeting with local MP and local representatives later in February to see what current situation is.

Query raised regarding land opposite Walsingham Drive and future plans of development. Concern also raised regarding potential travellers locating in the area at the bottom of Walsingham Drive in their old car park area.

AN pointed out that until the roads are adopted by the local council then they cannot deal with issues such as gritting, but stops, road sweeping, drain clearance and pro-actively deal with parking along the roads. Noted poor parking on the estate particularly round the roundabouts. AN explained that last year had liaised with local community police officers who had left notices on vehicles parked to ask them not to do so and KWB contact details to speak with if any queries regarding allocated spaces in communal parking areas.



No concerns raised regarding current cleaning and window cleaning of the apartment blocks. AN confirmed both changed after re-tender 12 months ago.

AN outlined have had difficulties with external bin stores and items being dumped and youths hanging around.

TOA requested gates to the car park on Poppy Close removed as no use and also look at new door locks on both the front and rear main doors as showing signs of wear and tear and people leaving on the latch when going out to smoke and then leaving unlocked afterwards. AN to look into repairs/replacements for Poppy Close and Water Lily blocks as soon as possible.

AN explained the latest service charge accounts noted a reserve fund which was available to begin a programme of works on the estate including the redecoration of the apartment blocks and replacement/repairs of lighting within them. Further due monies needed from various plot and apartment holders across the estate in order to secure these monies.

AN outlined had now carried out redecoration works and electrical repairs for two blocks on the estate, Poppy Close and Water Lily Way. All agreed looking better. AN explained Poppy Close had been straight like-for-like replacement of lighting units in the communal areas and remedial works following the five year fixed wire test. Water Lily Way lighting had been upgraded during this process to LED lights which were at a dimmed level all the time and came up to full brightness by movement detector. High initial cost but savings expected from longer life of batteries and units and reduced electrical to reduce electricity costs which KWB will be noting.

AN explained that still issues with external bollards in the car parks and looking at options to simply repair existing ones or replace appropriately.

AN confirmed resident's manual being updated and to be issued to apartment owners and occupiers along with updated noticeboard and signage.

KP/TA query on additional charges raised for car parking areas near Walsingham Drive and Carnation Way. AN explained these were areas that had not been attended to for many years and invoices were, therefore, issued earlier in 2014. All agreed that came to light that the car park areas near Walsingham Drive was towards the end of the estate development where car park ownership is split between each plot holder rather than being held by the management company. This will explain the fact that no external bollards and lighting has been installed in these areas. AN confirmed, therefore, that no charges due by these particular plot owners into the management company and will issue written consent to each plot holder once confirmed with legal titles. Plot owners will then have to resort to liaising with each other to agree the basis of any shared maintenance of these areas.

KP concern over charges for one of his properties which is a flat over a garage and archway. AN confirmed these did include building insurance but none of the other costs associated with the apartment blocks on the estate. KP confirmed was already carrying



out building insurance and, therefore, to be checked that not double insurance covered. AN explained that insurance policies arranged by the freeholders of the apartments and issued to the management company for payment through the service charge.