SAQML Meeting
7.30am, 17th September 2019
Mal Maison/Video Call

Present

SAQML – Louise Richley, Paul Bate, Tony Stafford

Minutes

Four key topics were discussed;

1) Leaseholder Meeting Tonight – It was noted that SAQML continues to provide the means of organising the leaseholders meeting this evening in relation to the Zurich case. This is not an AGM or EGM but will help all leaseholders and SAQML will support in any way possible.

   Actions LR to formally introduce meeting this evening.

2) Windows and Water Ingress – The Directors have continued to investigate a number of contractors that have the necessary skillset to provide a viable solution for the building fault. The main issue is that the gaps around certain windows are too large for the expanding foam tape used in the initial installation to provide an effective water barrier in effected areas.

   It is intended to trial a repair using a different fully waterproof expanding foam application. The results will continue to be monitored.

   Leaseholders remain responsible for their individual apartment windows whilst the Directors are responsible for communal areas. That said, the Directors would like to find a viable solution that can be recommended to leaseholders.

   Actions PB to arrange a trial of the proposed solution on a lower level communal window and report back. Les (concierge) will continue with a comprehensive decoration programme for all communal windows.

3) Leak in West Block – The Directors continue to work with Gecko heating to isolate the cause of the repetitive leak in the West block. The Directors have no association with Gecko and no conflict of interest with this

supplier. All leaseholders in the block have been asked to carry out a full service of their boiler as continuous overheating appears to be a route cause. Some leaseholders have been more helpful than others.

Actions **PB to continue investigations with Gecko.**

4) ADT Fire Alarm Cover – Following the recent fire alarm activations that resulted in building evacuations, the Directors met with ADT to fully understand the system and cover purchased. This comprehensive review included the age of the fire alarm system, how it interlinks with the commercial units and charges.

Actions **The Directors agreed to increase the standard level cover standard plus, meaning we are not charged for labour moving forward. This will increase the cost by approximately £300-400 per year but reduce it by thousands of pounds overall. The Directors declare no conflict of interest in this transaction.**

Meeting closed at 9.30am