

HRGR Phase Presidents' Meeting – 22 November 2010 16.30 – 20.00 in Resortalia Office

Present: Margaret Daniels (MD - Chair), Isaac Abad (IA), Colin Archer (CA - Skype), Paul Atherton (PA - Skype), Chris Hartley (CH - failed Skype), Carole Eteson (CE), Rickard Thiel (RT), Ron Locke (RL - Skype), Bill Jones (BJ - Skype) and Steve Fitzpatrick (SF - Skype).

Note: Most of the detailed discussion is still 'business confidential' so will not appear in the published minutes **at this stage**.

Contracts	<p>Resortalia issued latest tender details. RL asked for audit trail of prices on offer – ie what was first submitted and any following reductions.</p> <p>Gardening: agreed to go back to tendering companies to attempt to negotiate further reductions. Two separate contracts – one for community land and second for local authority land (assuming community takes responsibility in 2011). Suggestion made that the budget for gardening of LA land to be excluded from 2011 budgets until we have a date for control.</p> <p>Dead trees – agreed to ask agronomist to cost the replacement of the dead trees before we take further action.</p> <p>Security – agreed on majority vote to three year contract with Vigilant at current staffing levels (with slightly reduced costs) but by majority decision to go to one dog only at night.</p> <p>Pools and Fountains: agreed to go back to both tendering companies to attempt to negotiate further reductions.</p> <p>Insurance – unanimously agreed to stay with Mapfre with increased risk to cover civil liability between owners.</p> <p>Fire Alarms – unanimously agreed to three year contract with current company with an 8% reduction.</p> <p>Cleaning – details only just issued so further investigation necessary and more questions asked of Fausan.</p>	<p>IA end Nov</p> <p>All end Nov</p>
Reserve Fund	Unanimously agreed to stay with 2010 interpretation of statutes ie we will only top up reserve fund as necessary to maintain a reserve fund of 20% of previous year's budget.	
Building Defects	Majority agreed decision to keep confidential all details, for time being, on advice of our expert lawyer.	ALL
AOB	<p>Administration – IA asked if committee had any plans to tender for administration for 2011. After much discussion, MD recommended with thoughts of battles to come in 2011 (eg water, building defects and tv) it was important to have an administrator we were secure with. Vote taken and majority decision was not to tender. Some considered to change administration would put community back 2 years but others thought we needed to 'test the market'. Agreed to ask Resortalia to examine services and fees to see where savings could be made for 2011.</p> <p>Fire Alarms – agreed to contact the Fire Brigade to seek advice on our installation.</p> <p>BJ asked what had happened re noisy security dogs being housed on phase 7. MD reported that dogs had been moved further back away from view of the road and the problem of noise seemed to have disappeared.</p>	<p>IA end Nov</p> <p>IA end Nov</p>
Next Meeting	Tuesday 7 December 2010 at 16.15 for 16.30 start.	