

NORTHWOOD HALL

AGM Thursday 19th May 2016-05-2016

PRESENT Jo Moody, Kate Calvert, Philip Whale, Mary Openshaw, Aylin Orbasli, Gerald Leach, Gill O'Beirne, Ralph O'Beirne, Shelagh Edge, Michele Freedman, Hadley Stirrup, Geir Engene, Alyson Saunders, Roger Bower, Bob Saunders, Gill Lebof, M Lebof, Helen Weiss, Val Hall, Svetlana Balashova, Pauline McLeod, Keith Walker, Margaret Weiss, Robert Weiss, David Mazower, Anna Rose, Grace Dempsey, Graham, Cutts, Barbara Wyllie, Simon Dixon, Paul Milliken, Sarah Friedrich, Nigel Bristow, Clarissa Israel, Michael Israel, Gwyneth Isbister, Dorothy Owen, M Farenden, P Farenden, H Sturup, M Sanders, D McSweeney, L Pearson, A Sabetian, C Sherman, W Frost, M Blacklock, A Garboggini, C Higgins G Khmelinitski, B Brading, Andy Isaac, Adam Shalet, Chris Perrett, Fiona Drucker, Stephen Drucker, Julia East, John Thompson, Piers De Wilde, Graham Sarah, Adam Waldman, Marietta Vavrides, Kleanthis Charalambous, Rob Hinchliffe, Sophia Mason, Chris Beecham, Adriette Myburgh, Louise Ellis, Carmen Pena, Tim Egan, Tina Harrison, Adrian Armstrong.

APOLOGIES Sharon Breen.

WELCOME

Kate Calvert (KC), Chair of the Residents' Association Committee, welcomed everyone and explained the meeting would need to end by 9.00pm. She said it was to be a meeting without heckling or talking over each other, questions to be directed to the chair.

MINUTES OF LAST AGM

The attendees were directed to read the copy of minutes from the last AGM found on the chairs. KC invited comments. There were none.

FINANCIAL REPORT

Valerie Hall, Treasurer, read out the financial report from 2014-2016. The balance at 26/11/14 was £916.76 plus £13.42 petty cash. There was £80.50 of subscriptions which yielded a net interest of £2.53. There was £300 of withdrawals. £50 for hall hire, £7.56 for postage, printing/stationery £5.92, 2 Christmas boxes for staff, over 2 years costing £130.38, £40 for cleaning materials, £19.20 for a notice board and £44.23 on painting materials, cancellation donation to Muragan Temple £10 Total was: £307.29. The balance as of 19/5/16 was £699.79 plus £6.13 petty cash. Recent subscriptions haven't been factored in yet.

PRESENTATION TO MARK BLACKLOCK

KC made the gift of a book to Mark Blacklock as he is stepping down from the committee after many years. She said Mark is the person who has done almost certainly most for Northwood Hall – just a few examples being that he painted the porch himself, painted over paint spillage on the tarmac in front of the entrance, and arranged the fine line drawings that hang in the lobby. Mark was thanked for all his hard work.

THE ROLE OF THE RESIDENTS ASSOCIATION

KC set out ways in which the Residents Association works for leaseholders and tenants, improving recycling, introducing neighbourhood watch, the parking scheme which Canonbury stopped, and setting up working bees for example planting trees. She reported that the Association works to involve the tenants and gets to hear about issues before the leaseholders so takes on the role of informing and advising, offering a second voice on complex issues. She also reported that since the previous AGM the Association has held various meetings, inviting the RTM directors to attend, and sent out regular newsletters and updates.

COMMENTS

The following is a summary of the issues raised.

The Residents' Association

Comments were made criticising the RA for failing to represent what the speakers believed to be the majority view. Chris Perrett said that although a member of the committee he didn't agree with letters sent out from the Association. Bob Saunders (BS) said the 36-page document circulated shortly before the meeting indicated that the committee was a mouthpiece for David Wismayer.

A speaker asked all of those standing for election to the committee to say whether they supported David Wismayer or the RTM. A speaker noted that the RTM acts as landlord and manager of the block so the role of the Residents' Association is to hold the RTM to account, not specifically to support it.

Michele Freedman explained that the election of the committee would confirm the majority view the RA should represent while Gwyneth Isbister noted that comments about the need for representation follow years in which few attended the committee meetings and there were even fewer offers to join the committee.

KC confirmed that that the current committee had been properly elected and she as chair had not been co-opted as claimed. She also noted that, contrary to recent statements by the RTM, letters sent to the Tribunal by the RA did not claim to represent all leaseholders, reading out the relevant section of the letter. BS said the claim was implicit.

Speakers from the floor said the residents' association committee should not send out any communications without approval by a majority of members. Other speakers said the point of an elected committee was that it did not have to seek approval from members for every committee action.

Polarisation

A speaker said she found it upsetting that residents were so polarised without any middle ground. BS said that a management order would put in place an individual person who would try to offer reconciliation and proposed a motion stating that the RA has no confidence in David Wismayer. Another speaker said that the block needed to get to a place where everyone is heard.

New Management Options

A speaker said she was supportive of David Wismayer but concerned by the 1994 Observer article relating to Morshead Mansions and wanted to know KC's view. KC said that having worked as a journalist she was more than aware that not everything in newspapers is fact. Jo Moody added that there was a real need to take control because management companies run things to suit themselves, not us, as happened with Canonbury giving the heating contract to Parker Bromley.

A speaker asked if the committee believed that David Wismayer cares about Northwood Hall and is trustworthy and KC said she believed so given that he has people who have worked with him and remained loyal to him for many years.

A speaker commented that Mr Wismayer had been voted out twice. KC noted that the results at those meetings were reliant on the 30 Triplark votes. She also noted that Maunder Taylor have the same set-up as Canonbury with commission payable on all jobs undertaken as well as commission on costs like insurance, resulting in a high final figure, so a flat fee is almost certainly cheaper. In addition, David Wismayer is promising to complete the refurbishment far sooner than the 10 years promised by Maunder Taylor, so again cheaper. There were numerous interjections from the floor, opposing this analysis.

Court Case

BS said he was unhappy that his role as a volunteer director was resulting in prosecution. David Mazower said he supported the legal action and believed the RTM has damaged the value of our properties, lacked transparency and was abusive. He added that if the directors were innocent, they would not be prosecuted. However, the first thing that BS himself did when elected was to start legal proceedings against Charlotte Reiner and the right to assign, those proceedings paid for by Triplark.

Concern was expressed about the cost of litigation. A speaker commented that Maunder Taylor also have a history of litigation and noted that the termination of the contract with Canonbury did not mean that we should not seek to recover money we had lost because of them. There were objections to this point of view.

RA Support for Residents

Mary Openshaw said that as well as the bigger picture the Residents Association should represent residents on the little things that matter. She said she will continue to reach out and find out what people need. There was widespread support for this.

VOTING

Kate Calvert asked the candidates to identify themselves in turn and everyone was asked to vote.