

## GPRA AGM - Minutes of Meeting dated 10th February 2022

### **Attendance**

- Voting Members
- Gemini Park Residents

Speaker - Alex Highman - Director Gemini Park Freehold Ltd  
Minutes taken by - Lindsey Yishahau and Jeff Juter, Gemini Park Residents Association

Time - 7.45 at Fairbrook Hall, Borehamwood.

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1. Alex Highman stepping down from organising next Residents Association AGM.

Apologies no Minutes of Meeting from last AGM as were taken down by Trinity and lost.  
On zoom representing Trinity was Matthew Shaw.

2. **AGM Nominations**

Joanna Cassen - **voted in.** Suggestion if other residents want to apply to belong to Residents Association please put your name forward for a vote.

3. **Hertfordshire Constabulary** local PCSO - Barry Lovegrove 6524 attended.

Questions - safety. In last 6 months calls to Police -

- (a) 5th February 2022 - rowdy youths on Podium
- (b) 18th December 2021 - Theft of electric bike
- (c) 30th November 2021 - Youths in car park smoking cannabis
- (d) 22 November 2021 - Theft from cars in carp ark
- (e) 24th September 2021 - Rowdy Youths on Podium
- (f) 16th August 2021 - Suspicious male on site
- (g) 8th August 2021 - Rowdy Youths on Podium - only one living on site
- (h) - A few Domestic Issues

If you call Police on non urgent they still will guarantee someone will come but maybe not straight away. Always to report any incident.

Any further problems call non emergency 101 or urgent problems 999. To contact an individual Officer call 01707 354192. You can also email at [www.herts.police.uk](http://www.herts.police.uk).  
Barry Lovegrove then left Meeting.

4. **Noisy garden users**

In everyones Lease under Recreational Areas

- (f) To use any grounds (if applicable) intended for recreational use and comprised in the Common Parts for recreation purposes in a quiet and peaceful manner.

### **Motions Raised :**

5. **Gym**

Not a done deal, will go to Freeholder vote. Outbuilding outside block C on lower garden was full of rubbish from Taylor Wimpey which is now nearly cleared. The Gym will not compete with local gyms and will be a room for individuals and Person Trainers, open 24 hours with running water and vending machine. Joanna Cassandra suggested this go for a vote. Feedback was for the freeholders to vote. One who attended Meeting voted no.

**6. Ball Games on site.**

Ball games to be stopped immediately and signs put up. Too many unwanted visitors coming. Damage done to people's property! Late night noise. Young children, families and Adults cannot use to relax whilst football games going on. No issue with little children playing small ball games with parents etc.

**Motion Passed.**

**7. CCTV**

Motion put forward that we allow certain residents who are vetted to have access to CCTV.

**Motion Passed.**

**8. Issues with non residents.**

Several schools and University students coming bus stop and stairs. Self closers to be put on Gates. Exit only on gates. CCTV sign to be put on gates.

**Motion Passed**

**9. Riding bikes in car park.**

Signs being put out - No Cycling in car park or ramp.

**Motion Passed.**

**10. Suggestion made to put electric gates on car park entrance.**

**Motion Failed,** as too many problems can arise from gates not working.

**11. Unsightly Bushes outside Gemini park.**

The Freehold company is talking to Hertsmere Borough Council and Highways Authority about removal of the unsightly foliage on the border a Gemini Park.

Also the possibility of removing bushes next to ramp to make a pedestrian pathway.

**12. Section 20 Balconies**

Sinking funds not accessible to pay for Balconies. Issue because of Grenfell Tower. Local Counsellor and Freehold Company also pushing Taylor Wimpey. We cannot move ahead expecting them to contribute. No one can sell their flat until this is done.

Building Insurance has been renewed on the promise that the Balconies will be replaced. If this is not done the service charge for each flat for Building Insurance could go up by £2,000 each.

The invoices from Trinity will be going out soon. The individual cost will be calculated from the service charge percentage for each flat. Block B has the highest amount work for the least flats on site.

The longer we wait the cost of allium is going up. Last year it went up by 30% it will be going up this year between 5% and 15%, must get money in fast to secure at current price. The possibility for a bridging loan was mentioned but not possible.

Leaseholders should not be liable - Taylor Wimpey should. It was commented that might get some monies refunded but this could take up to 3 years. This information was backed up by Adam Berg who asked a legal colleague to weight in, letter is available on request.

**13. Fly tipping.**

Should this be added to our service charge.

**Motion Failed.**

**14. Residents should report fly tipping and CCTV will identify tippers and they will be invoiced**

More residents will have access to cameras as above to help with this issue

**Motion Passed**

**15. Signs for Gemini Park**

Signs need to be up on the exterior boundary to identify Gemini Park.  
This was suggested and agreed at last meeting. Needs to be done asap.

**Motion agreed.**

**16. Additional Spaces**

Taking away bike ramps for more spaces and disabled spaces.

**Motion Passed.**

**Future plans for Gemini Park ( Next 3 to 6 years )**

**All these projects are currently having due diligence studies done.**

**Solar Panels**

Battery bank to be installed cutting down communal electricity.

**Electric Car Charging**

The Electrical infrastructure to be put in, charge points will be discussed at that time.

The details of how these future plans will be implemented are going to be discussed re paying by card for car charging. Use of Solar Batteries and Car Chargers for VTG and BTG and GTB will all be looked at to save resident money, Discussions taking place with Contractors, Electric Companies and installers. Big Project.

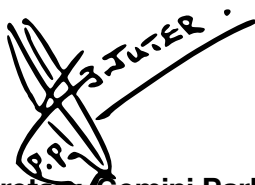
**Mag Locks for External gates**

If self closers and signs fail to work.

**These Minutes have been checked and verified**



**Alex Highman, Director, Gemini Park Freehold Ltd**



**Jeff Juter, Secretary, Gemini Park Residents Association**