

Gemini Park



Residents Association

GPRA – Minutes of Meeting dated – Monday 13th March 2023

Attended

Alex Highman – Director of Gemini Park Freehold Ltd
Lindsey Yishahau – Chairman GPRA
Alan Myers – Secretary
Jeffrey Juter – Treasurer
Glenda Myers – RA
Marcel Juter – RA
Karmela Shafran – RA
Lata Makwana – RA
Charles Dublow – RA

Karl Rutherford – Trinity
Barry Lovegrove – Police

35 residents including RA – 14 on line

Meeting opened by Lindsey Yishahau.....

Barry Lovegrove – Police – 9 calls to Gemini Park

11 Lads sparring in lower Garden – Police attended – not from GP left no problem

Neighbours Party at 1.15 am Police Attended – disbursed– one off occurrence

11th Feb – Four males smoking weed

13th Jan – Police called at 4.30am Man exposing himself at a flat.... door must have been left open in Block B – Man subsequently arrested for indecent exposure.

13th January – criminal damage in car park.

8th November – call to police station because somebody was parking in their parking space. Not a police matter.

20th October – Residents smoking weed.

13th September – kids on bikes in car park some hooded

Thanked PC Barry Lovegrove – who along with Partner left meeting.

Voted in new Committee of Residents Association.

Overgrown Foliage, willow issue and outer fence of Gemini Park outside block A and B. Alex and Jeff in contact with county council and foliage is their responsibility. Still discussing fence line.

Bike Ranks – some to be taken away to make way for two more visitor disabled bays (Has now been done) and two visitor bays currently under podium to be for disabled visitors only.

New parking permits for car windscreens without Gemini Park name written on for all residents with parking bays will be issued for security reasons.

Lighting in underground car park to be repaired ASAP. In progress now.
Right sided ramp lights to be repaired. done.

Balconies. Taylor Wimpey their solicitors our solicitors still waiting to dot the i's and cross the t's hopefully this will be done in March then 60 days will have work started. Most flats will have scaffolding a few flats in block A and D work to be done from the inside. Alex will use 360 x 360 video of each of these flats inside before work starts and after work completes to verify any issues.
The outbuilding next to Block C will have portaloo outside and the materials for the work on block C and D. Corner of the podium will be fenced off for materials for block A and B.

Full site survey 2019 freehold company will keep us up-to-date issues to be addressed into the future, rendering on side of buildings and drainage on podium.

Site security – All external gates will be self closing and eventually will lock with mag locks to be opened with existing fobs. Block A and B will need additional entry call box on outer gates. Bullhead Road gate to be altered and key locked, residents can ask and get key to use this gate once complete. Money is available in sinking fund to carry out these works. Extra lights to be put along the alley to Bullhead Road exit.

Looking to the future within Five/Six years. Solar panels to be fitted on all roofs and rooms opposite Block C and Block D Bin store to make electricity. Over years battery storage to be added to lower communal electricity. Also lower costs for podium lights to be on sensors not on continuously or through the night.

Fire safety for Gemini park being checked within the next couple of weeks all corridors to be left empty anything outside doors to be removed as soon as possible or will be fined. If this is not done we will get a penalty from the fire service and our insurance will be null and void.

Carl from Trinity informed that electricity bills per flat will go up by an estimate bill of £600. If there is money left over at the end of the year this will be refunded once electricity bills checked, this has happened due to the extortionate electricity used and The electric company is high costs.

Minutes taken by Lindsey Yishahau – Chairman GPRA