

BAY VIEW CARAVAN OWNERS' ASSOCIATION
email: bayviewcaravanownersassociation@yahoo.co.uk

MINUTES OF ANNUAL GENERAL MEETING 29 SEPTEMBER 2018

PRESENT: COMMITTEE

Mike Hardiman	Chairman
Marjorie Edwards	Secretary/Membership
Rhoda Goodwin	Treasurer and Rep
Rosemary Burbidge	Liaison Officer
Val and Roy Gill	Reps
Ian Hills	Rep

41 Association members (Signed in) 30 caravans represented

WELCOME

Mike Hardiman, as newly appointed Chairman, opened the meeting and welcomed all the members.

NEW COMMITTEE

The meeting agreed the members of the new Committee, in accordance with the constitution.

APOLOGIES.

Apologies representing 18 caravans had been received by message and email and have been recorded.

MINUTES OF LAST GENERAL MEETING ON 26 APRIL 2018

These are available on the owners' website for all to see.

Any matters arising will be covered through the rest of this meeting, but the following point was noted:

The licences which had been sent to the Committee for comparison had been reviewed and a table drawn up showing differences. The biggest difference of course, was the site fee charge and it seems that this will always be an ongoing issue with new owners as Darwin change the licences from time to time. With regard to annual increases on the newest licences which are not protected by the CPI factor, no explanation had been given as to what the increase each year was related to.

TREASURERS REPORT

Rhoda reported that the bank account was still healthy with a balance of £2292.80 at the end of last year. There are a couple of bills to pay which will bring the balance down to £2200.92. The only expenses incurred at the moment are printing and postage for newsletters that go out to non-email members and a minimum amount for refreshments at meetings.

It had been agreed that we will increase the membership charge on 1 March 2019 to £15 for the next 3 years (2019-2022)

MEMBERSHIP

Marjorie reported a total of 193 – 3 up on our last meeting. We are still well over the required 51% with 2/3 of caravans on the park in membership. Newsletters are sent out electronically (approx. 2 per year, after meetings) and extra newsletters are sent when the need arises for any urgent problem. Thanks to those people who are not on email and have contributed some stamped addressed envelopes for their mailings. We would still urge everyone to be on the lookout for new owners in their areas and to tell them about the Association. This is the best way to increase our membership. (This report is on the Owner's website.)

We have adhered to the new Data Protection laws and no members objected to us keeping their details on file purely for our own records.

FFEDBACK FROM MEETING WITH DREW CAMPBELL, DARWIN OPERATIONS MANAGER

Drew Campbell had invited Mike to meet with him and Richard recently. Points discussed were as follows:

- Car parking: Drew confirmed that, generally, each pitch has space for parking one car. Drew will ensure that where an owner has been charged extra for remodelling of their pitch the sales team will maintain a clear record of this fact.
- Grounds upkeep: Tree and hedge pruning had helped restore views to most pitches affected (but see Bluebell issue below).
- Sales office: Owners having dealings with the site sales team had reported favourably of the manner in which they were dealt with.
- Wi-Fi: Drew agreed to re-visit costings for this and to report back to owners so that a decision could be made as to whether to proceed or not.
- Logging jobs: We reported that there was dissatisfaction with the time taken to undertake work and the inadequacies of feedback on progress. Drew confirmed that there was a system in place and he would review why it appeared not to be working properly.

LIAISON SECRETARY'S REPORT

Rosemary reported that there was a parking issue in Bluebell where one owner's car parking space had been taken to provide a space for another owner. This is causing a problem for the owner in question and the Association had drafted a letter for the owner to consider sending to Darwin. We should help owners with problems like these as and when we can but we cannot go directly to Darwin on any owner's behalf as we are not recognised as an Association. Rosemary was urging NACO to get involved on this owner's behalf.

The hedge in Bluebell had finally been cut but it is not low enough and Darwin have quoted a fee of £3000 to cut it further with the cost being shared among Bluebell owners.

Barking dogs had been an issue but with Ann Foulkes (previous manager) moving away and taking her dogs with her, this problem should be resolved. The new manager of the park is Lucy Welsh who everyone knows, and we are hoping that this may provide a better relationship with customers. Lucy has asked everyone to email her with suggestions as to what they would like to see on the park by way of entertainment, etc.

RESTAURANT

The Sunday Carvery has now ended as well. Drew had before, reported that the restaurant has always run at a loss and that 'Darwin is in the business of making money' so there are no plans yet to re-introduce a restaurant/carvery on the park.

HOLIDAY MAKERS' COMMENTS

There are some really bad comments on websites such as Trip Advisor about Bayview as a holiday destination, especially about entertainment and facilities.

SITE FEES 2019/20

Site fees should be issued to us by 1st December so it is important for each caravan owner to check that the proposed fee is in accordance with their licence agreement.

WINTERISING YOUR CARAVAN

Following last year's really bad winter, please DO ensure your caravan is properly winterised this year. There are other options for draining down besides using the park's maintenance team. The NACO insurance policy recommends that you drain down in November but this is not always possible if you plan to continue using your van through to Christmas/New Year, and other insurers may have different recommendations. Other local plumbers have a compressor to ensure all water is out of the pipes before taps are left open. Please ask for advice if you are unsure and do use a reputable plumber.

CHRISTMAS SOCIAL

Last year's planned event did not take place due to lack of numbers. A show of hands was requested and numbers were still insufficient to warrant the cost of hall hire.

ANY OTHER BUSINESS

1. Grass cutting – a comments had been made by one of the groundsmen that the mower had broken and Darwin could not afford a replacement, hence poor grass cutting on some parts of the site this year.
2. Another comment had been made by a member of Darwin staff that creating new parking spaces costs money which Darwin are unwilling to pay for.
3. Members acknowledged and thanked Richard Swan (in his absence!) for all his achievements in meetings with Drew.

DATES OF NEXT MEETINGS

23Rd March 2019 and 28 September 2019.

USEFUL CONTACT DETAILS

For issues pertaining to the running of the park

Lucy Welsh, Park Manager

For issues pertaining to planning

Steve Boyt, Purbeck District Council

steveboyt@purbeck-dc.gov.uk

For issues pertaining to trading

Richard Herringshaw, Dorset Trading Standards

r.d.herringshaw@dorsetcc.gcsx.gov.uk

For issues pertaining to park finance, insurance etc.

Claire Lloyd

01745 858001/858000

For issues pertaining to Health and Safety

Stephanie Shimmons, Health and Safety, Purbeck District Council

01929 557393