

BAY VIEW CARAVAN OWNERS' ASSOCIATION
<http://bayviewowners.co.uk/wp/>
email: bayviewcaravanownersassociation@yahoo.co.uk

DRAFT MINUTES OF ANNUAL GENERAL MEETING 3 AUGUST 2013
5pm at British Legion Hall

PRESENT:

Phil Davey	Chairman
Marjorie Edwards	Secretary/Membership
Phoebe Tiney	Treasurer
John Sutton	Committee Member

Approx 50 Association members

WELCOME

The Chairman opened the meeting and welcomed all the members.

APOLOGIES

Apologies were received from 18 caravan owners.

MINUTES OF LAST GENERAL MEETING ON 4 MAY 2013

The Chairman reported that these minutes were on the website. Owners had also received a resume of that meeting via Newsletters since that date and no questions had arisen.

MINUTES OF LAST ANNUAL GENERAL MEETING ON 28 JULY 2013

The Chairman reported that these too were on the BVCOA website and again, there were no questions or matters arising. It was proposed that these minutes be accepted as a true and fair record of proceedings. Proposed: Andrew Marquand, seconded Rose Marquand

TREASURER'S REPORT

Phoebe Tiney presented the end of year report and copies were available for anyone who wished to see them. The audit is currently in progress and being conducted by Mike Hardman. No subscriptions had been requested this year, due to the healthy state of the BVCOA bank balance, however, many people had offered donations and Phoebe was extremely grateful to everyone for those. There was a fee of £100 requested from the British Legion for the use of the hall and if anyone wished to offer a contribution, that too would be gratefully accepted. There were no questions concerning the accounts. (The Audited Accounts for 2012/2013 have now been made available on the website.)

SECRETARY'S REPORT

Marjorie reported that most items would be covered elsewhere in the agenda. Six newsletters had been issued over the past year, keeping members up to date with important events, and another one would be due after the AGM which will contain a report of this meeting for those who were unable to attend. Membership remains constant, well in excess of 51% and where we had lost members due to caravan sales, new members had been gained with new caravans on site. Darwin is increasing their rental fleet and it was felt that the number of privately owned caravans was now a lot less than 275.

LIAISON OFFICER'S REPORT

First of all, apologies that I am not here, but, if we managed the 600 mile drive, we are enjoying the French Alps in Chatel. Relationships take a long time to build, and also to heal when they are broken, and as a result of this, I have tried very hard to be as non-confrontational as possible when I have spoken to any of the Darwin folk. When I spoke to Anne about the original rules, I was given the impression that they were fine, and needed little or no revision. I did not

argue, but as I said at the last general meeting, simply rewrote them, and all the changes were accepted. I would like to add that the committee saw the revised rules before they were sent to SBV.

Although on paper Darwin may say they do not recognise Owners' Associations, it seems to me that they are acting as if they do! We had the 'Celebration' of the new licence, and felt recognised. Any member of the committee or association can go and raise concerns with Anne, or others on the SBV management and will be listened to.

It may seem to many a slow process, you may feel that I could be more proactive in liaising, but my motto is 'Hasten slowly', or for those of you who prefer it in Latin, 'Festina lente'.

CHAIRMAN'S REPORT

The Chairman reported that we had lost two committee members this year. Very sadly, loyal committee member, Dennis Tanner, had passed away. Our condolences were sent to the family, and a donation is going to the family's nominated charity in Dennis's memory. Margaret Skinner was standing down and a vote of thanks was given for her active service over the years.

Richard Swan was proposed to the members as a new member of the Committee and was accepted by the vote of the meeting.

We have celebrated the adoption of a new licence which the committee had worked on with both NACO and Darwin and NACO are hoping to adopt this throughout the industry. (A report of the celebration is on the owners' website). NACO visited the site in July and together with committee members and association members and Darwin, there was a photo opportunity which will be published and reported in the NACO magazine. It's good to know that the work carried out regarding the licence will be of benefit to other sites around the country, and especially on sites where they have no formal licence in place.

Members of the committee have held meetings with Anne Foulkes concerning rates and the payment of them in two instalments, about which, Darwin remain unclear, although Anthony Esse agreed to the payment of Fees and Rates by instalments in July 2011. Further investigations are being carried out by the manager in respect of the correspondence with Swanage Town Council five years ago concerning payment of rates by instalments when we used to be billed with Fees and Rates at the same time and paid both via instalments without challenge.

The association continues to provide assistance to those who are selling their caravans and gives appropriate advice where necessary and we are grateful for the continued support of owners which is so necessary for us to have any impact with negotiations with Darwin.

SITE LICENCE AND RULES

As mentioned in the Chairman' Report, the site licence is in place. There are some people who have still not taken up the option and signed one so please see Adam in the Sales Office if you haven't already done so.

SELLING YOUR VAN

Please let us know if you encounter problems with selling your van or if you have any helpful suggestions that we can include on the website for others to see. Likewise, do let us know of any problems as we may be able to help in the situation.

WEBSITE

The website is managed by a professional website designer and is constantly updated with news. Please let us know if you have any suggestions for the website.

SITE ISSUES

1. Since we last met, speed humps have been installed. These are quite 'vigorous' so do take care! They may be a hazard in the dark and we will be mentioning this to the site manager.
2. Over the winter, there were some serious landslips around the park. One member has been relocated and Darwin has been extremely helpful in this situation. There is no more news yet concerning a site survey being carried out and this is another matter which will be followed up.

3. Car passes are available for all owners so please do take up this offer and collect car passes from reception.
4. Townsend Sycamores – John Sutton reported on the situation with the Sycamore trees. Darwin, STC and Dorset Wildlife Trust are hoping that something will be done over the coming winter. Meanwhile, there will be a working party as usual, this year Sunday October 6 has been designated as Sycamore Lopping Day and all volunteers are welcome!
5. New Lodge – you will have noticed a very large new lodge. Some owners have contacted PDC with concerns about the size of the lodge and its proximity to other caravans. We will report further on this next time.

RECENT LEGISLATION

Recently, there has been Government legislation concerning residential sites around the country though as yet, this legislation does not apply to holiday homes. We are monitoring this issue with NACO and will keep you informed of any developments.

QUESTIONS FROM OWNERS

1. Recognition of the Owners' Association by Darwin

Two questions were raised concerning this issue.

Recognition was removed in 2012 in part due to certain members entering into direct discussions with Darwin on the licence despite the fact that it had been agreed that Darwin would work with NACO and the Owners' Association. This undoubtedly undermined the unity of the Association in the eyes of Darwin. There is no legislation to force Darwin to recognise the Association, but all the official bodies (NACO, OFT, DTS etc) believe and have said that they think that it makes sense for a park owner to recognise and work with an Owners' Association. We shall continue to work with Darwin and are hopeful that the future will bring official recognition again.

A motion was passed by the meeting condemning the actions of these members which probably contributed to the Association being unrecognised by Darwin who could see that they no longer needed to speak with the Association as Darwin had other owners to discuss the licence with.

Of course these two owners only represented themselves whereas the Association represents well over 51% of owners. It is believed that this betrayal also reduced the influence of the Association as it then appeared to Darwin that the ownership was divided. It can only be imagined what more could have been achieved with the licence if the forces of the membership had been united. The owners concerned (Pat Speller and Audrey Card) identified themselves at the recent licence celebration, and Pat Speller and Colin Card created a short disturbance at the AGM.

This was concluded when Robert Pamment (252) proposed a motion from the floor which was passed unanimously; this was that all members should in future work through the Association on matters which affected all owners rather than pursue their own ends or set up any splinter groups and that any member who does so should no longer be a member. It was pleasing to see unity restored by this motion.

2. The use of the Vista for Owners' Association meetings

This is really linked to question 1. I am sure that if Darwin recognised the OA that they would welcome us back to the Vista to meet.

Of course we all pay to use the Vista in our fees, but this we do as individuals, and we all, as individuals, have the choice to use all the facilities which we pay for. The OA does not pay anything to Darwin and it is only the meetings of the OA which Darwin do not want to have in the Vista.

To us this is unreasonable.

In the past we have used the Quarryman bar for meetings and this is now part of the gym. The Vista is available to all owners and others as a bar, restaurant and entertainment venue but it is not a venue for meetings.

We believe that we can start to talk to Darwin about both formal recognition and meeting in the Vista, and we shall be discussing in the committee how best to work on this.

3. Smart Meters

A question was raised with regard to emissions.

The information which I have is that there is no concern about emissions, although as with all these types of issues opinion varies. The Smart meters connect, via the same method used in mobile phones, to the central database which

collect details of electricity usage. This automatically shows the number of units used at the day rate and at the night rate (whereas the meter by each caravan only shows total units used).

If you have any questions or concerns when you get your first bill under the new system then please contact Anne Foulkes or someone at the office. This is a trial and we will need to see how the system works. Feedback will be important.

Note from Anne Foulkes to all owners which was read out at the meeting

“A lot of excellent things have been happening at Darwin since the park management came under Lindsey Bamford’s control. We have seen this at Swanage and I am sure that you have all seen and witnessed the improved facilities and amenities at Swanage Bay View. This trend will continue for the long-term as we will continue to invest in the park to create the best park on the South Coast.

We are very aware of our carbon footprint and environmental issues are very close to the heart of Darwin. We have outside consultants that advise us on energy saving and we have invested in new lighting systems across all parks moving forward including Swanage Bay View. We also have an independent company that monitors our water usage and can identify any unusual activity so that any leaks can be detected and rectified almost immediately. This same company independently comes in and tests all our water once a month including the swimming pool, this includes legionella testing. We also have independent consultants for Fire Safety, Health and Safety and Security. Darwin strives very hard to keep both customers and staff as safe as possible.

As you are aware our computer systems are changing and all of our Parks will now be linked. This unfortunately has taken a lot of time and effort, as information from sixteen parks is fed in. I thank you for your patience the workload of our reception staff has significantly increased whilst this transition takes place but will be much more efficient once in place.

Andy and his small team have been working tirelessly and I am sure you will agree the grounds are looking a lot better and we have a long term programme in place and I am sure the results will be evident.

We had a fantastic visit from NACO in celebration of the new licence and it is great that we have such a good relationship with them meaning that we can get a balance view. I thank all the people in the past and present who worked so hard on the licence from all areas especially Mrs Pat Speller and Mrs Audrey Card who helped myself with NACO to get it finalised, in meetings in London when I first started her as Park Manager of Swanage Bay View.

Don’t forget if you have any issues or would like to discuss anything pop into reception and see me, if I am unavailable Jen and Penny have my diary and can book an appointment. I am sure we can get things resolved. We are also going to have a suggestion box in reception now, so if you have any ideas on ways to improve the park or facilities just pop in and ask for a form.

Thank you

Kind Regards and Best Wishes

Anne”

Manager Swanage Bay View

Subsequent to the meeting NACO confirmed that they had not met with Pat Speller or Audrey Card to get the new licence finalised, but had just been dealing with the BVCOA Committee and Darwin as agreed in March 2012.

ANY OTHER BUSINESS

There was no other business and the meeting closed at 6.30pm