

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

MINUTES OF GENERAL MEETING 29 SEPTEMBER 2014

(DRAFT – to be approved at next meeting)

PRESENT:

Phil Davey	Chairman
Marjorie Edwards	Secretary/Membership
Lisa Murray	Treasurer
Rosemary Burbidge	Liaison Officer

Approx 70 Association members

The Chairman opened the meeting and welcomed all the members.

APOLOGIES.

Apologies were received from two committee members, Richard Swan and Val Moore. Several other apologies had been received by the Secretary and Chairman by email and have been recorded.

MINUTES OF LAST GENERAL MEETING ON 5 APRIL 2014

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

There is one alteration to the paragraph concerning site issues and caravan sales. The word 'advice' given by the Owners Association regarding caravan sales should be changed to 'assistance' given.

There were no other changes so the Minutes so they were agreed and signed. There were no matters arising.

TREASURERS REPORT

Lisa reported that the accounts for the year ended 28 February 2014 were being audited at present. The year end balance was £1188. For the current season, the committee decided that a charge of just £5 per van was reasonable. Balance in hand at today's date - £2312 plus a figure of around £60 due to be paid in.

SECRETARY'S REPORT

The secretary reported that approximately 65% of caravan owners were members of the Association. There has been a lot of activity through the summer with sales and new owners, so if you meet a new owner, don't forget to tell them about the Association! Membership forms/info are available from Marjorie at 66.

DORSET TRADING STANDARDS

Following Adam's proposals and 'new rules' for sub-letting in the Spring, several members had been in touch with Dorset Trading Standards concerning the revised rules. The following are DTS' observations:

1. The new rule concerning metal storage boxes is unfair and gives the park owners the monopoly on this which contravenes OFT 734.
2. The new rule concerning 'ejecting owners for breach of rules' is unfair and too broad. The licence already cites the procedure for breaking of rules and the idea of 'ejecting owners' is an unnecessary extension of power.

3. The new rules regarding sub-letting are in contravention of our licence. Part 2, clause 15 of the licence is very clear as to how sub-letting should be managed and any proposed changes to this would be a fundamental change to the licence to which we have all signed.
4. The new proposed rule concerning inspections of vans which 'might be unfit for hire due to condition and age' is unfair because it imposes an arbitrary condition. The DTS state that as long as the caravan is safe, insured and has passed the annual gas and electricity safety checks, then it can be rented out regardless of age. The '7 year rule' is a fundamental change to the licence and cannot be imposed.
5. Safety Testing does not necessarily have to be carried out through the park owners. Owners are at liberty to choose any approved gas/electricity tester. It is unfair to insist that the Park Owners must do it.

So all in all, this is a great response from Dorset Trading Standards and we should not worry about 'proposed new rules' from Adam. For anyone who is in any doubt about the official park rules as issued with our contracts, these will be posted on the website for all to see. We will also communicate to Darwin what the DTS have recommended to us.

PLANNING PERMISSIONS

Steve Boyt is the Planning Officer at Purbeck District Council and he has been most helpful. There have been several planning issues on the park concerning redevelopment of plots, distances between caravans, caravans sited in the car park for storage which is a safety issue. Mr Boyt suggested that he liaised between us and Darwin to resolve these issues but we doubt whether that will happen! He has already visited Darwin and discussed these issues and the issue of excavation work with them but Darwin do not seem to be worried about this and are continuing with their plans. Darwin have even told PDC that all deckings must be erected in plastic and that no permission for them is required!

NACO

Naco have continued to try and work with Darwin on our behalf but with very little success and not a lot to report.

OWNER'S ASSOCIATION UPDATE – Chairman

We as an Association, have been very careful not to give advice to owners with regard to selling or buying – just offering suggestions from experience. Some members of the committee got very involved in a situation where an owner was unreasonably ejected from the park and her caravan removed to the car park for storage until she can arrange for its removal. This was a completely contrived case by Darwin where they completely disregarded the mitigating circumstances. The owner has now opened a court case against Darwin.

We have also discovered that Darwin have stopped using the agreed licence (agreed by us and NACO) last year and there are several issues that their current (not agreed) licence contains. These include ...

- Water and electric standing charges to be paid by caravan owner
- A ten year term and thereafter, an annual review
- Annual fees not restricted by CPI (which will chaos when fees are issued for next season)
- Owners must sell via the sales office at a commission of 15%
- Insurance certificates to be inspected by SBV at a checking cost of £40.

Refuse collections this year have not been good. Bins have been left overflowing during the busy summer period causing wildlife to create mess everywhere. The Association proposes to talk to Darwin about refuse collection during peak periods. We will also approach Anne Foulks about recycling.

Barriers. We have all received letters concerning the proposed barriers at the entrances. Last time barriers were erected, the Association voted unanimously that they were not wanted. A couple of owners gave incidences where barriers preventing the entrance of emergency vehicles would have resulted in a loss of life. PDC have said that planning

permission IS needed to erect barriers but Darwin are choosing to disregard them. We will produce a standard letter for everyone to use to oppose barriers for the park. The money would be better spent on more adequate lighting on the park.

GYM

Joe has been given notice to quit at the end of January 2015. There is nmo new information concerning a replacement gym. The Association will send a vote of thanks to Joe and will be sorry to see him go.

ANY OTHER BUSINESS

Garden maintenance has not been good, especially on the green banks. Our fees include grounds maintenance so we should press for better gardening. Japanese Knotweed still prevails in some areas. If you see it around your van, tell the office and insist that it is cleared safely and advise PDC of your findings as well.

If you do have a complaint and inform the office, try and ensure that you get a receipt for your complaint so that there is a record of it having been recorded.

SYCAMORES

John Sutton, who faithfully campaigned against the sycamores, sadly died earlier this year and there is no one left to continue the work. There is permission to fell the sycamores but no one to pursue the task. We need a volunteer to take up the challenge – 226 A (Name) who will join the current committee.

COMMITTEE

The current committee and officers are all willing to stand for another term and were elected en-masse.

THANKS

A vote of thanks for Ro and Marj who provided tea and cakes for all today.

DATE OF NEXT MEETING

To be advised