

# BAYVIEW CARAVAN OWNERS' ASSOCIATION

<http://bayviewowners.co.uk/wp>

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GENERAL MEETING – 4<sup>th</sup> MAY 2013

## DRAFT MINUTES

### COMMITTEE

Phil Davey	Chairman
Richard Edwards	Vice Chairman
Andrew Scudamore	Secretary
Marjorie Edwards	Assistant Secretary
Phebe Tiney	Treasurer

### WELCOME FROM CHAIRMAN

The Chairman opened the meeting and welcomed everybody to the meeting – here in the British Legion as we are not allowed to use the facilities in the Vista for Owners Association meetings.

### APOLOGIES FOR ABSENCE

23 apologies had been received via the website and a further 2 by post.

### MINUTES FROM PREVIOUS MEETING

There are no minutes from the last meeting as this had to be cancelled at short notice by the Vista staff. The draft Minutes of the meeting prior to that (AGM) have been posted on the website.

### MATTERS ARISING

1. £150 refund. Everyone should by now have received a credit note for £150 as agreed by Anthony Esse. (This was for loss of facilities which had already been paid for in the site fee the previous year). If anyone who owned a holiday home during this period has not received their credit note, please let us know.
2. The old Bayview Owners website had been closed and a new one set up by Jonathan Briggs which is a very user friendly and very professional looking website. The committee are really pleased with it and thanks were noted to Jonathan.

### ANNUAL RENEWAL OF ASSOCIATION MEMBERSHIP

Due to the healthy state of the Association's finances, it was decided not to ask for subscriptions this year as we are not a profit making organisation. Members have been asked to renew on the website or by post to confirm that they wish to maintain their membership and at the date of the meeting, renewals are still in progress. The website renewal form contained a comments box and we are pleased to say there has been excellent feedback.

### CHAIRMAN'S REPORT

The Chairman reported that during 2012 there had been meetings with NACO concerning the revised licence and there have been great efforts, including up to 8 drafts when documents to Darwin were being considered before the final notes had been agreed. Although we had requested numerous times for meetings with Darwin, they had always refused and this had been challenging, but staff changes within Darwin Ltd have helped considerably. The previous manager, Andy Bennett has left and Darwin no longer deal with James McConnell at SBV.

In January 2013 Ro and Phil had met with Anthony Esse, Lyndsey Bamford (area manager) and Anne Foulkes (new SBV Manager, who has come from running a successful park in Wales). That meeting went well and the committee was encouraged. There were good opportunities to talk and now we are working with Darwin on a face to face basis.

## **SECRETARY'S REPORT**

In Newsletter 56, it was reported that Andrew Scudamore was standing down as Secretary after 5 years of serious, committed work on behalf of the Association. Andrew will remain on the Committee to offer help and advice. However, after 5 years of working with MPs, NACO, OFT, Trading Standards and Purbeck District Council, we are now in a position to agree a brand new licence which insists on fairness and compliance, so much of the hard work of the past is now over. Marjorie Edwards will take on the role of Secretary but each committee member has been allocated specific 'secretarial' jobs which had all been carried out by Andrew. This will give resilience to the committee and we will try to ensure that we, as a group, keep on top of all issues as they arise. So when letters are received from the Manager, always wait for advice from the Association as to how to react. A good example of this is the letter concerning the rates which says they are payable in one lump sum but they are not – they can be paid in 2 instalments, as with the site fees since 2008. The Committee expressed their sincere gratitude to Andrew (and Pam) for all his sterling work and presented him with a gift and flowers for Pam too.

## **TREASURER'S REPORT**

Phebe had sent her apologies for not attending but she had sent information on the past year's accounts which will be audited. The bank balance stands at £2500. The Committee has chosen to retain Phebe as the Association Treasurer.

## **RECOGNITION OF THE ASSOCIATION BY DARWIN**

In January, Darwin told us that they do not recognise any owners' associations on any of their parks. The difficulty we have had with Darwin has been in trying to get them to understand the difference between recognition and representation. Even though they 'recognised' us prior to January, they would not meet with us. Now that they don't recognise us, we have been able to have meetings with them!

## **SMART METERS**

There was much confusion at first over the installation of smart electricity meters but it has since become much clearer. These meters separate usage of electricity by peak and off peak time. Anne Foulkes has confirmed that we are NOT paying a service charge for these meters. There are 3 points concerning a service charge –

1. A separate service charge for electricity never has been made by Swanage Town Council. It was included in the fees.
2. Anne Foulkes says that a service charge has been waived in the letter she has written to each owner.
3. The service charge is for the maintenance of cabling around the park which is covered by site fees anyway.

## **REVISED LICENCE**

The Owner's Association, NACO and Darwin have all been working on the revised licence for more than a year. The new licence offered by the sales office is now a market leading licence and NACO want to use it as a template for licences nationwide. It is better than the old STC licence. We have fought to include payment of site fees and rates by two instalments but this clause has not been included. However, there are two letters from Darwin which say we CAN pay ~~site fees~~ in two instalments. These are dated 28 November 2012 and 26 February 2013 so these letters can be quoted when you sign your licence.

The fee calculation is included in the revised licence and this will show the core fee as agreed by STC in the past, plus the increase based on CPI. We can offer a summary of the changes to the licence if anyone is interested.

## **CELEBRATION OF REVISED LICENCE**

NACO would like to publish an article about the new market leading licence following a celebratory meeting involving Darwin, NACO and the Owners' Association. The meeting approved that this should take place.

## **THE 'RULES'**

Ro, in her capacity as Liaison Officer, has been assisting Anne Foulkes with the new Park Rules. The set of rules published by Darwin were not practical and not relevant to SBV which is a unique park. Ro proposed several amendments to the published set and we are pleased to say that Darwin has incorporated these amendments. The new park Rules should be attached to your new licence when you sign it as one of the clauses is that you agree to abide by the park Rules.

## **SITE ISSUES**

There have been landslips over the winter period, especially at plot no. 51. A whole new engineered structure has been put in place to maintain the safety of this plot. Anne Foulkes says the whole site is due to be inspected for safety.

Speeding. Some people are continuing to drive around the site in excess of 30 mph. The speed limit is 10 mph and anyone who exceeds the limit should be reported to reception. We believe that Speed humps will soon be installed to maintain safe speed limits.

Sycamores are still a problem. 18 months ago Darwin offered to pay to have them taken down and Dorset Wildlife Trust should have proceeded but nothing happened. We will now have to wait once more until the Autumn. DWT want to carry out a survey on lichen and bats on the park as well. If Anne Foulkes remains on the park as manager, these things will take place at the end of the season.

## **AUDIENCE QUESTIONS**

No written questions have been received, but a couple of questions were asked. ..

Q. Is VAT officially due on rates?

A. Yes, This is due to a change in parliamentary law.

Q. Are all the rules on compliance of certificates compulsory if you do not let out your van?

A. No. However, there should be no shortcuts to safety measures. Safety certificates etc are only compulsory to those owners renting out their vans. The letter from AF was sent to everyone because she does not know who rents out and who does not.

Q. What are the rules on post now?

A. Special arrangements can be made for the collection of any necessary post such as prescriptions etc.

Q. There is a rumour that Darwin are throwing money about to tidy up the park as they wish to sell to Shorefield.

A. Having seen the standard of grounds etc at another Darwin site, it is no surprise that they wish to bring SBV up to that standard.

## **ANY OTHER BUSINESS**

The committee asked if any members wanted to assist with the work of the association to please come and see us.

Business cards for the association have been produced and have been given to the sales office to use, some are on display in reception.

Donations are requested for the British Legion for the use of the Hall.

## **DATE OF NEXT MEETING**

SATURDAY 3 AUGUST. Venue to be advised. This will be the ANNUAL GENERAL MEETING.