

BAYVIEW CARAVAN OWNERS' ASSOCIATION

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GENERAL MEETING – 5th April 2014

DRAFT MINUTES

COMMITTEE MEMBERS PRESENT

Phil Davey	Chairman
Richard Edwards	Vice Chairman
Marjorie Edwards	Secretary
Lisa Murray	Treasurer
Rosemary Burbridge	Liaison Officer
Val Moore	
Richard Swan	

WELCOME FROM CHAIRMAN

The Chairman opened the meeting and welcomed everybody to the meeting in the new venue at Emmanuel Baptist Church

APOLOGIES FOR ABSENCE

13 apologies had been received via the website and a further 4 by post.

MINUTES FROM PREVIOUS MEETING

The last set of minutes was in draft form from the Annual General Meeting in August 2013. They have been available on the website for everyone to read. Michelle Robb proposed that they were agreed by all. Most things in those minutes would be covered in this meeting, therefore there were no

MATTERS ARISING

None

NEWSLETTER 60

The most recent Newsletter (Number 60) covered reports of everything that had happened recently, including the issue of the Industry leading new licence and it was hoped that the relationship would have been better with Darwin since then, however,

THE LETTER RECEIVED FROM ADAM

In March regarding new park rules and conditions for sub-letting came as something of a surprise. Once again Darwin have shown no regard for caravan owners as their customers and also shown sheer incompetence by not referring to the new contract as to what they can and cannot do. (To be discussed later in meeting)

ANNUAL RENEWAL OF ASSOCIATION MEMBERSHIP

Due to the healthy state of the Association's finances, it was decided that a token £5 membership fee be invoked for the year 2014/2015. Subscriptions are coming in steadily and everyone is urged to renew their membership. Last year there were over 200 members on the database. We need a figure of 126 members to maintain our 51%. Please encourage new owners to join the Association.

TREASURER'S REPORT

Lisa Murray has taken over from Phoebe as Treasurer. She reported that there was less expenditure on printing and postage now as most members received communication by email. The new venue costs us less in respect of hire charges so we will be able to maintain a healthy bank balance with a £5 per head subscription and the current bank balance stands at £1900 approx, before renewals. The accounts for the year ended 28th February 2014 need to be audited and Mike Hardiman will liaise with Lisa to carry out an audit before the AGM in August.

LIAISON OFFICER'S REPORT

Ro gave a brief report about her meeting with Ann Foulkes concerning the new rules. There was some confusion over which set of 'Rules' were the correct ones as one set had a green leaf as a logo and another set had an ammonite as the logo! The official rules, as attached to the new licence signed in 2013, will be put on the Owners Association website for clarity.

Ann Foulkes seemed to think that there was not a problem in implementing new park rules without discussion with the owners; however our licence clearly states that any changes must first be discussed with owners.

Ro had also had a meeting with Adam the sales manager who has attempted to introduced the contentious 'Sub Letting Agreement'. He says the agreement and new 7 year rule is for 'image consciousness' and that all Darwin Parks must be run in the same way. He also stated that all caravans should have standardised storage boxes and these are available through him at a cost of £599 plus fitting.

Another rule Adam wants to implement is compulsory plastic decking. He says wooden decking will no longer be allowed, however Purbeck District Council advise that wooden decking is allowed if required. Finally, Adam stated that he does not recognise the Owner's Association and does not tell new owners of its existence, even though the new licence clearly states that the sales office will tell new owners about associations. This matter will be referred to NACO for their comments.

PARK RULES AND SUB-LETTING

The proposed new sub-letting agreement does not form part of The Rules and the Association has received many anxious telephone calls and emails on the subject. The bottom line is that you CAN sublet your caravan to whom you wish, regardless of the age of your caravan. The Rules which were attached to your Contract which you signed last year, do not include this sub-letting statement and Para. 13, part (ii) in your licence says any changes to rules can only be implemented after discussion. The licence also says that any changes will not detract from anything you are entitled to in your licence so the proposed sub-letting agreement is a nonsense. This new proposal comes from the sales manager and not from the Park Manager. There was much anxious discussion concerning this and NACO have been informed. They have drafted a robust letter to Darwin on the subject. The Committee will continue to work with NACO and keep everyone informed.

SIGNING IN

There was a discussion concerning signing in ... some people sign in at every visit – others have never bothered.

SITE ISSUES

Speed ramps – we appear to have 'industrial speed ramps' for lorries and trucks – hence the height of them. Just be careful!

Security lighting – some lights work and others don't. Darwin is planning to rectify that. It was the feeling of the meeting that there should be a security light near the speed ramps to clearly illuminate them for pedestrians.

Caravan sales – some members contact the association prior to selling their van and buying a new one. Some people have been told that they cannot buy a second hand caravan to go on their plot. Actually, you can – the licence says so. If you are considering this, read your licence carefully or contact the association for advice.

Gym Facilities – Joe’s Gym has been given one year’s notice of termination of contract. Darwin is planning to introduce a new gym but owners who have paid a fee for gym induction will not need to pay again.

Sycamores – John and Eva Sutton report that Dorset Wildlife Trust, Swanage Town Council and Swanage Bay View are all working together, however, the big trees are still there and have not been cut down over the winter although permission has been granted to do so. As it is now the bird nesting season, it seems that they will not be chopped down until the Autumn.

Planning permission for decking – some deckings that are built for access only as opposed to ‘living space’ do not need planning permission. Check with Purbeck District Council if you are unsure.

Recycling – There is no recycling on the site. The reason given is that the bin bays are not big enough. We will follow this up.

ANY OTHER BUSINESS

There was no other business and the meeting ended at 6.20pm with a vote of thanks to the Committee and everyone involved.

A social event with refreshments followed in the new café area which those who stayed, enjoyed.

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 is 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.

DATE OF NEXT MEETING

SATURDAY 27th September. Venue to be advised. This will be the ANNUAL GENERAL MEETING.