

MINUTES FOR APPROVAL AT AGM IN JULY 2013

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

website: www.bayviewowners.co.uk

MINUTES OF ANNUAL GENERAL MEETING 28 JULY 2012

PRESENT:

Rosemary Burbridge	Chairman
Richard Edwards	Vice Chairman
Andrew Scudamore	Secretary
Marjorie Edwards	Assistant Secretary/Membership
Phebe Tiney	Treasurer
Phil Davey	Committee Member

Plus approx 90 Association members

The Chairman opened the meeting and welcomed all the members.

APOLOGIES

were received from Phil and Lynne Dixon, Christine and Dave Hodges, Roy and Maureen Basinger

Other apologies had been received by the Secretary previously by email.

MINUTES OF LAST ANNUAL GENERAL MEETING ON 30 JULY 2011

These were agreed and signed. There were no matters arising.

MINUTES OF THE GENERAL MEETING ON 24 MARCH 2012

These were agreed and signed. There were no matters arising.

ELECTION OF COMMITTEE

It was proposed that the Committee in service should be re-elected en bloc. The audience were unanimous in their agreement, except there were three abstentions.

TREASURER'S REPORT

The Treasurer presented the financial papers and thanked everyone for paying their subscriptions, and especially for extra donations which offset the cost of printing, stationery, expenses etc. It was noted that with postal subscriptions, many kind letters of appreciation of the work of the committee had been received. The bank balance stands at £3,000 which is a very healthy balance.

MINUTES FOR APPROVAL AT AGM IN JULY 2013

CHAIRMAN'S REPORT

The Chairman thanked everyone for coming to this meeting. As a committee we are so thankful to you all for your support and encouragement to us, which makes our work easier. We are working hard to sort out issues that affect you all. As usual I would like to thank the Secretary for all the work he puts in to Association affairs and of course the rest of the committee for all they do as well.

NEW LICENCE

Darwin have insisted that one licence is required for all owners on the site. They have drawn up a draft and so has the Association and we are working with NACO to finalise a copy for everyone to agree. However, although the Association has repeatedly requested a meeting with Darwin to discuss the last remaining points, no dates have been agreed. We will continue to pursue this, along with NACO as it has been agreed the revised licence would be coordinated through NACO.

GOOD NEWS

Jackie Polonowski whose new van purchased was miss-sold to her in her opinion, has finally been offered and accepted a refund of £42,000 and Joy Morris whose van also had about 33 defects and was unfit for purpose, has succeeded in obtaining a refund of £45,000 so these matters have been finalised satisfactorily, after much correspondence with Darwin. If anyone is in this position in future, it is worth pursuing it with persistence.

MEMBERSHIP

Marjorie reported that membership is still very healthy. There are about 220 members on the database which is well over 51% of the caravan ownership on the park. Bearing in mind that we are working on 275 owner-occupied pitches on the park and a dozen or more empty sites, the figure is a more realistically 80% of owners in membership. Marjorie reminded everyone to be aware of new owners/neighbours and to encourage them to join the Association.

QUESTIONS

A written question had been received concerning the frequency of the rubbish collections. During the summer months, bins have been overflowing. Bins are emptied on Mondays by the SITA trucks. We are very glad that rubbish bins are back in place around the park however, some people expressed concern that there were no recycling facilities. This will be followed up with Andy Bennett.

A second question concerning the Constitution of the Association was raised. A member was concerned that we are failing to comply with the Constitution concerning the publication of minutes. The Secretary responded that minutes of committee meetings were only for the committee, but minutes of general meetings were presented to the General Meeting in accordance with the Constitution. Three Association members were not happy with the response and argued their point, but received no support.

All questions from the audience were answered.

MINUTES FOR APPROVAL AT AGM IN JULY 2013

FEES

Darwin had agreed at a meeting in March (attended by NACO) that a refund of £150 on fees should be given in respect of loss of services paid for, but not received.

The Secretary explained that the Association had accepted Anthony Esse's offer of a refund of £150 (we paid VAT on this in the first place) for services we had paid for but not received. An additional opinion from James McConnell that the refund was contingent on a new licence, was not accepted by the Association as the two issues were totally separate. Anthony Esse had already said in writing that he was a man of his word, so we accepted that we would receive the refund in due course.

DISCUSSION ON NEW LICENCE

Phil Davey (whom the committee has elected as the new Chairman) reported on the letter everyone had received from Andy Bennett. Contrary to what his letter says, we have made good progress on the new licence. About 20 proposed items in the Darwin licence had been agreed and a further number were still to be discussed. A meeting has been held with NACO and a final draft copy will be drawn up asap. There is a copy of Part II of the new licence by Darwin available in Reception (but no Part 1), but this has not been agreed with NACO or the Association yet. The Darwin aim is for one licence for all (at present, there are about 6 different licences) which everyone will be prepared to sign. No-one will be happy to sign up to more terms and conditions, or less favourable ones, than we already have. AB's letter does not represent ours or NACO's view and it implies that 2 items are non-negotiable. These are the payment of fees and rates in instalments which Darwin see as a gesture of goodwill and not contractual. This, of course, was not correct as both have been agreed with STC in 2008 (and Darwin in July 2011, although they had to accept it anyway as successor in title), and are therefore now contractual.

There is also the question of whether VAT is payable on the rates (a tax on a tax, as it were). Purbeck District Council have stated that there is no VAT on business rates in Swanage so we have yet to finalise this question with NACO. Darwin say they have taken legal advice on this question and we challenge that.

Phil asked the audience if they were all happy that the Committee should continue to negotiate the licence, compromise where necessary and finalise a draft copy as soon as possible. A vote of confidence was requested from the audience, which was given overwhelmingly. Only one person voted against.

SITE ISSUES

John Sutton spoke on the subject of the sycamore trees and there has been discussion with Dorset Wildlife Trust about this. However, nothing can be done at present due to the nesting season. Volunteers are still needed later in the year to help with cutting down.

WEBSITE

For some years now, since its inception, the Owners' Association has had a website that has been free of charge. The webmaster, who has left SBV, now wants a monthly fee of £25 to run the site and it has been noticeable that very few people have used the website recently. It was felt that regular

MINUTES FOR APPROVAL AT AGM IN JULY 2013

newsletters gave people a better opportunity of keeping up to date with news and events and together with the prospect of a monthly fee the committee have taken the decision to close the website down. A social website has been set up by a very few SBV owners. It was pointed out that this was not the actual Association website (see below) and should not be confused by it, or rely on it for issues relating to Darwin as experienced by the Association.

A number of owners said that a website for the Owners' Association was still needed, and one, Jonathan Briggs, offered his services to the committee who gratefully accepted his offer and further discussions will take place.

ANY OTHER BUSINESS

Margaret Skinner spoke about the proposed site for the new wind farm and encouraged people to join Challenge Navitus, the organisation set up to challenge the plans. She is also doing a sponsored walk in aid of the Forces Children's Trust and would be grateful for any pledges of support.

CHANGING ROLES

At the end of the meeting, Ro gave her speech of resignation as Chairman of the Owners' Association and introduced Phil Davey whom the committee have elected to take over her role. Ro will now be the Association's Liaison Officer. She was duly thanked for her work over the last couple of years and presented with flowers. Everyone now looks forward to Phil's leadership and the audience expressed their thanks and support, as ever.

DATE OF NEXT MEETING

The next General Meeting will be on Saturday 27th October, at 5pm, in the Quarryman Bar. Meanwhile, the committee will continue its work behind the scenes on your behalf.

Phil Davey
Chairman

Drafted August2012