

HEATHBANK COURT MANAGEMENT CO LTD
AGM held on 8th April 2025 @ 7pm
18 Shelley Court, Cheadle Hulme
Registered number 01496825

1. Welcome & Apologies

Janet welcomed everyone, apologies Val Hemingway (No 26), Janice Adams (No10) , Anthony Parker (No's 22 & 24), Andy Demaine (No 23)

2. Attendees

Amanda Yacoubian (Company Secretary) via zoom, Janet Ashton (Director), Shez Sheikh (Director), Felicity Tucker (No5), Noel Lusby (No16)

3. Approval of Minutes of last meeting held on 27th March 2024,

The minutes have been read, Janet Ashton Approved and Shez Sheikh Seconded, the minutes were approved

4. Company Secretary/Financial report

The accounts are looking healthy and there is no need to increase the service charge this year. All fees remain the same with no increases expected for 2026 – 27. If anyone wants a copy of the accounts, please contact me on ayacoubian@hotmail.co.uk mob 07894 061571 or view on our website <https://shelleycourtflats.uk/>

5. Management Committee Report

We have had a productive year in which all of our regular maintenance programmes have continued, using our reliable team for window cleaning, gardening, alarm & lighting checks, monitoring energy use, cleaning.

We have engaged a new cleaner as Nadine left last April.

In addition to regular gardening we have had a tree safety inspection and have had trees removed from 2 areas and overgrown bushes from Coleport close.

A range of repairs have been dealt with as they occurred, including water leaks, faulty door locks, tv aerial booster.

Eon came site to fit smart meters to management supply points, but in some areas they couldn't proceed without access to some apartments. As we were not told of this, the job was not completed and we await the return of Eon.

We have collected quotations for the large tasks agreed at last years AGM, ie, wood treatment for cladding front and back, gutters cleared, fascia repairs and carpet to common areas. Both of these large projects will be completed in the coming months, hopefully while the weather is relatively good.

These will be our biggest projects this year and will take a significant portion of our funds which we have been steadily building over the past 5 years for just this purpose.

The garden light is showing its age and has been problematic and we may well need to replace it, but will look at this next year because of the cost.

We will maintain some light in the garden for security , but it may not be perfect aesthetically.

We will manage the projects happening this year, and will keep people informed when things that will affect their area are happening.

Shez has maintained the smooth running of our website as a source of information, especially for new owners, thank you.

Thank you to Amanda and our team who look after the interests of Shelley Court.

6. Dissolution of current Committee

Janet Ashton & Shez Sheikh resign

7. Appointment of new Committee

Janet Ashton & Shez Sheikh to be re-elected for 2025 - 2026.

8. Questions from the floor

None

The meeting was adjourned at 8.34 pm

signed.....