



THE OASIS

(POOLE) MANAGEMENT LIMITED

Co No: 01435128

Wednesday 15th November 2023
Durley Dean Hotel, 28 West Cliff Road,
Westbourne, Bournemouth, BH2 5HE
At 6.00pm

MINUTES

1. Introduction

Mr. Mallorie (Mallorie Estates) welcomed everyone to the meeting and introduced the board of Directors.

2. Apologies & Proxies

2.1 In attendance

Mr. Roderick Jones	2
The Esatate of Christina Rule	7
Mr. Paul Goodwin	13
Susan & Anthony Riding	14
Mr. Michael Burgess	15
Mr. Robert Blake	22
Mr. John Allen, Mrs. Zofia Allen & Mrs. Faye Allen	23
Mr. & Mrs. Bird	27
Mrs. Diana Gunton	28
Mrs. Marilyn Morris	29
Ms. Rona Orme	30
Mr. Wayne Hancock	33
Mr. Scott Raisbeck & Miss. Katie Little	40
Mr. Robert Perry	45
Mr. Robert & Mrs. Julie Reid	46



Mrs. Linda Brook	48
Mr. & Mrs. Turner	48(1)
Mr. & Mrs. Hammond	48(2)
Mrs. Concetta Esposito	49
Mrs. Mary Hunt	51
Mrs Lorraine Hardy & Mr Ian Hardy	52
Corinna Chivers	55
Mrs. Valerie Torkington	59
Mr. Wayne Hancock & Christine Hancock	60
Mr. Paul Hoare	61
Mrs. Gillian Young	63
Mr. Mark Mainwaring, Francesca Carolan & Ms. Chiara	64
Mr. Paul Mallorie (Mallorie Estates)	

2.2 Proxies & Apologies

Mrs. Marilyn Watson	1	Roger Allen (23)
Mrs. Pamela Kilbride	3	Marilyn Morris (29)
Ms. Nouritza Matossian	4	Marilyn Morris (29)
Mr. William Dyer	5	Roger Allen (23)
Mrs. Irene Ford	6	Roger Allen (23)
Mr. Martin Swerdlow	9	Wayne Hancock (33)
Mr. Allan & Mrs. Christine Norman	12	Roger Allen (23)
Miss. Michelle Blake	16	no proxy - apologies
Mr. Ali Cuhadar	17	Roger Allen (23)
The Estate of Mr. Ian Stocks & Mrs. Elizabeth Fryer	19	Wayne Hancock (33)
Ms. Annabelle Lazenby	20	Roger Allen (23)
Mrs. Yvonne Allen	21	Marilyn Morris (29)
Lynne Wenlock	24	Roger Allen (23)
Mr. Peter & Mrs. Gillian Smith	25	Wayne Hancock (33)
Mr. Geoff Ansell	32	Wayne Hancock (33)
Ann Beryl Bradley	34	Marilyn Morris (29)
Mr. Ervin Breuer	35	Roger Allen (23)
Patricia Crofts	36	Roger Allen (23)



Mr. Christopher Harvey	37	Roger Allen (23)
Judit Szekacs-Weisz	38	Marilyn Morris (29)
Mrs. Ethel Higgins	41	Wayne Hancock (33)
Mr. Thomas Riley	43	Wayne Hancock (33)
Mrs. Giani Owen-Butler	47	Julie Reid (45)
Mr. Lea Brooks	53	Roger Allen (23)
Mr. Aidan Thompson	54	Roger Allen (23)
Miss. Julie Knight	57	Chiara Mainwaring (64)
Mr. Colin Fleming	62	Wayne Hancock (33)

3. Approve minutes from previous AGM (17/03/22) & matters arising.

The minutes of the previous AGM on 17/03/22 were discussed and accepted as an accurate record of the meeting with no outstanding actions.

4. Approve accounts for the YE 31/12/22

The Service Charge Accounts (SCA) were discussed and Mr. Mallorie gave a brief explanation about the format & preparation of the accounts (micro company accounts and service charge accounts) and any question or comments were invited.

No questions arose and the accounts were accepted unanimously.

Proposed by Zofia Allen seconded by Robert Blake

5. To appoint/Re-appoint directors.

Mr. Mallorie informed the meeting that each of the current directors had indicated their willingness to continue and that there had been no new nominations for directors.

A question was raised regarding the duration a director could serve and the number of directors that were permitted. The members were referred to the Memorandum & Articles of Association for guidance on specific company information, but that there was **no maximum term** for a director **nor any maximum number** of directors.

All directors were reappointed by a majority vote.



6. To appoint/Re-appoint company accountants.

The current accountants 'Hill Osbourne' were proposed for re-appointment, and this was supported unanimously.

Proposed by Robert Perry seconded by Julie Reid.

7. Any other business

It was noted that in advance of the AGM for the above Company, Members were invited to volunteer items & topics to add to the agenda for discussion at the AGM.

Regrettably, many of the submissions received were not considered appropriate for discussion at an AGM, related to historical or previously discussed issues or were a simple request for information.

With this in mind and to enable to AGM to take place as efficiently as possible, any questions or topics volunteered by the Members that have not been deemed appropriate, were addressed in a separate addendum to the agenda, a copy of which can be provided on request.

7.1 Service Charge Apportionments

This topic was proposed by Mary Hunt and was essentially a proposal for a review of the service charge apportionments contained within the lease, with a view to adjust the apportionment to better reflect the size (square footage) of each apartment.

Mary explained that the current apportionment was not fair or reasonable and the smaller one-bedroom apartments currently paid an identical service charge to the two-bedroom apartments and also the penthouses which were much larger, had balconies and more windows to clean (etc).

Feedback to this proposal was mixed with many members in support but also several against the proposal.

Mr. Hammond informed the meeting that the lease could not be changed without 100% support therefore it should not be considered, however Mr. Mallorie indicated that if a significant majority were in support of a change to the lease, an application could be made to the First Tier Tribunal (FTT).



A vote was held to establish support to further explore this proposal which was carried with 41 votes in favour.

7.2 Fire Door Improvement Project

The Fire Safety Statement distributed with the AGM agenda refers.

Roger Allen Provided a summary of the Fire Safety obligations that 'The Oasis' must observe and explained that due to the size of the building (Block A) The Oasis must be registered as a high risk building in accordance with the Building Safety Act (BSA) 2022.

This category of building carries enhanced obligations for fire safety and a local surveyor 'Tom Green' had been engaged to assist with compliance issues, in addition to Hunter Fire Safety and Dorset & Wiltshire Fire & Rescue Service, both of which had carried out inspections and provided reports & guidance.

The net outcome of the reports was that (i) the compartment doors in the shared areas required improvement works and (ii) the front doors to each of the apartments (block A) would need to be upgraded and replaced with improved fire resistance, furniture fixtures & fittings.

Whilst it was noted that the front door for each apartment was the responsibility of the lessee, it was recognised that a project of this size & cost must be managed by the management company to ensure consistency of doors, efficiency of installation and certification on completion.

It was also proposed that the project would be financed by the Management Company (service charges) in the first instance, but that all costs arising would then be collected from each lessee by the Managing Agents during the next billing cycle.

This proposal was met with unanimous support.

7.3 Freehold Acquisition & Proposed Resolution

Mr. Roger Allen summarised the process that had taken place to acquire the freehold interest and listed the benefits that the members now enjoyed as a result such as (i) autonomy of management, no longer needing to refer to a third party for consent on management issues (ii) self-governance, including the ability to now



plan for long term maintenance & improvement for the benefit of the members and (iii) the ability to enforce the lease and ensure compliance of the lease conditions. One benefit of this process that represented a financial benefit for the members was the decision for the company **not** to collect Ground Rent. Whilst this was unanimously supported it was noted that this informal decision should be formally adopted and that the lease should be adjusted to reflect this change.

Roger Allen explained that the current Ground Rent clause made the flats unsellable to anyone other than a cash buyer because the Ground rent clause was not acceptable to lenders, meaning that a purchaser could not get a mortgage without a deed of variation (DoV).

It was accepted that this was not in the interest of **any members/lessees** therefore quotes had been obtained for a solicitor to carry out the legal process, these were in the region of £25k which was considered to be far too expensive.

Roger Allen explained that he had also sought advice from a close friend at the Land Registry who advised that it was not necessary to engage a solicitor to carry out the DoV process, it could be done by anyone and, whilst there were some costs involved, these would be significantly less than £25k.

Roger Allen proposed that he would undertake this process with the support of the directors assuming there was sufficient support.

A vote took place, and this proposal was accepted unanimously.

7.4 Modify Swimming Pool

Concetta Esposito was invited to provide more detail to her request for changes to the swimming pool to make it more accessible for people with disabilities and/or mobility issues.

Following a discussion, it was agreed that improvements would be welcome, and that Rona Orme would accept any proposals submitted and interface with the members to consider/review any changes.

The meeting was drawn to a close and a vote of thanks was offered to all participants.

Meeting Closed 7.40pm.

