



# THE OASIS

## **September 2024 Autumn Newsletter**

Dear Members,

The external redecoration project for Block A is nearing its completion, a significant milestone. The focus has been on the garden-facing side of the building, with brickwork repairs successfully completed at both ends and meticulous attention given to brickwork cleaning and timber maintenance. These efforts are crucial for maintaining The Oasis's exterior appearance and your comfort.

Alongside the decorating and general repairs, we're excited to implement a new approach to balcony repairs. Developed by our Chartered surveyor, this approach provides us with a twenty-year guarantee, ensuring the longevity of our repairs and your peace of mind. Two balconies are currently being repaired, and a lead cavity tray has been installed along the dwarf wall of a third balcony that was restored last year.

Due to the building's age, we constantly deal with repair, replacement, and renewal tasks. Some have been planned and expected, while others have arisen without warning. Just one example is dealing with water ingress affecting a couple of flats on the top story. It has proved challenging to find the source of the water ingress. We understand that these situations can be frustrating, and we greatly appreciate your patience and understanding during these times. Your support is invaluable to us, and your patience and understanding are deeply appreciated and respected.

The Fire Safety Compliance project for A Block has moved on to its second phase. This phase includes preparing to install Intumescent Strips on all the corridor doors in A Block to meet compliance standards. There are six sets of doors on each floor, for a total of 36 doors. Furthermore, the old brass door furniture will be replaced.

The portico in A Block is set to undergo major renovations. The timber on the side leading to the meter cupboards is rotten and requires replacement. We have cleared blockages in the roof drainage system and implemented a regular flushing program for the pipes. Once the repairs are completed, the exterior will need to be redecorated. The renovation work will commence in the next couple of weeks."

The rendering around the roadside of the Poole Road gate looks awful. The black surface displays every flaw and there are water leaks. The solution is to seal the surface and then paint it white to match the gate, preventing discolouration.

The lifts in A Block have required frequent maintenance this year due to issues with doors not opening on specific floors, which was caused by faulty rollers. We have replaced most of the rollers, and we have been advised that the new ones have a lifespan of thirty years. Quotes are being sought for further repairs and renewals for all three lifts.

The primary focus of The Oasis board is to consistently improve all aspects of the estate, maintaining the integrity of the buildings, gardens, swimming pool, and all communal areas. The Oasis is considered one of the finest developments in the area, and we aim to uphold and enhance that reputation.

In recent months, the Board and Managing Agent have had to deal with a challenging situation and take legal action against a Member. We can't disclose the individual's name, but the issue involved a Member taking company property from the grounds for their personal use. The CCTV system identified the individual, who was then approached by our Managing Agents and asked to return the items to avoid further action. Despite the threat of further action, the individual refused to return the items, and the matter was reported to the police. The police confirmed that removing the items constituted 'theft' but explained that they did not have the resources to investigate, suggesting a private claim through the small claims court. A claim was filed, and the hearing took place at Bournemouth County Court on Thursday, September 5th, 2024."

After carefully reviewing the evidence, the judge ruled in favour of The Oasis, and we were awarded 100% of the claim as well as all court costs. The defendant has been instructed to pay the accepted value of the items and the court costs within three weeks of the hearing. It was a positive outcome for The Oasis. However, the situation was entirely avoidable and required significant time and effort from the Board and the Managing Agent. The judge's final words in his summing up say it all: "The [items] did not belong to you, so you should not have taken them." Please note, no lawyers' fees were incurred.

The Board's ongoing policy safeguards the interests of the Company and its Members while maintaining the integrity of the lease. With the backing of a majority of Members, the Board earnestly requests the collective support of all Members to collaborate for the mutual benefit of the whole community.

Kindest regards,

The Directors

Marilyn Morris  
Rona Orme  
Marilyn Watson  
Valerie Torkington  
Mary Hunt  
Rob Blake  
Wayne Hancock  
Roger Allen