

Minutes of Westmooring Gardens Limited, Annual General Meeting

Date of Meeting: 28th June 2016

Attendance: 43 Persons of which 8 Directors were present.

Directors: R. Date-Chairman, C. Yuille-Vice-Chairman, C. Thavenot-Secretary, C. Maxwell-Lot Owner, E. Salvatori – Crossbay Court, J. Gomes-Dolphin Court, L. De Suze-Schooner Court, C. Uhre-Admiral Court (late)

Absent: 6 Persons- S. Encinas- Commodore Court, G. Sabeeney – Coral Court, G. Aboud-Porto Villas, J. Modell-Stratford Court, E. Stone-The Western Keys, and S. Khan-Lot Owner

Location: Windsurf Park, Windsurf Road East, Westmoorings by-the-Sea

Meeting started 9.06 a.m.

1. Welcome and Introduction- Mr. Date welcomed everyone then introduced the head table and the Manager.
2. Apologies for absence – apologies extended for S. Encinas- Commodore Court and E. Stone-The Western Keys. No apologies from the other absence directors.
3. The Minutes of Annual General Meeting – November 07, 2015: Mr. Date asked the audience if everyone had read the minutes as it is available on our website; some of the residents suggested that the minutes be circulated via hardcopy in their mailboxes. Mr. Date advised that based on advice received and the technology available today, that its acceptable for WGL to place the minutes on its website. The minutes was then read by the Secretary – Charles Thavenot. It was then proposed by Stephen Aquí and seconded by Marina Stampfli
4. Matters arising from the minutes - No Matters was raised.
5. Chairman's Report: Mr. Date presented his report to the audience (see attached).
6. Presentation of the Auditors Report for the Year ending December 31st 2015: Mr. Date reminded the audience that the Auditors' Reports for the previous years are available on WGL's website for their review. Mr. Date then advised the residents of the Debtors Balance as at June 28th, 2016. Mr. Thavenot then reviewed the expenses for fiscal 2015. No questions were received from the floor.

Mr. Date proposed to re-appoint R. S. Babolal and Company as the Auditors for WGL, this was seconded by Bliss Seepersad

7. Presentation of proposed fundraiser in December (Cooler Fete) and use of proceeds - Mr. Date advised that the directors had approved a Cooler Fete to be held on December 10th 2016 to assist WGL to defray cost in relation to upgrades in Windsurf Park and in particular, the building of the Gazebo. Mr. Yuille then furnished the audience with additional details of the fundraiser. WGL was approached by J.P. Agostini and J.P. Du Coudray, through Christian Uhre, that they have been hosting quite a number of successful parties at Haleland Park. Basically, they will be responsible for all the planning and execution of the function, WGL will be responsible for ensuring that they do what they are supposed to do. Also, to promote the fete and to sell at least 50% of the tickets. In return we will get 50% of the profit which could be \$40,000.00 to \$60,000.00. Mr. Yuille then assured the audience that Mr. Agostini and Mr. Du Coudray had good experience and the plan presented thus far addressed some of our key issues of security, parking and facility management on the night of the event which WGL is very comfortable with. Mr. Yuille noted that once we host a successful event that it will be an easy way for WGL to earn much needed capital that is needed for two major projects which is the park upgrades and security that Mr. Date mentioned previously. He underscored the importance of the security as we have been seeing an increase in incidents in our area and the outlook is not very promising. Mr. Yuille acknowledged that the Residents would experience some level of inconvenience however, the proceeds will benefit all residents for years to come.

Mr. Yuille fielded questions at this point:

- a) Where the fete will be located – it will be located on the western side of the park. The Play Ground and Tennis Court will be secured so Patrons wouldn't have access to them. Also, they wouldn't have access to our washrooms.
- b) What is happening with regards to parking – it is proposed to make the Boulevard a one way so cars can park on either side. They will be ample security to ensure patrons don't block residents' driveway.
- c) Are tickets being sold only to residents - no, we are not relying solely on sales to the residents. It's one thousand (1000) that have to be sold and WGL is expected to sell 50%. The success of the party depends on the residents' participation.
- d) What would be the price of the tickets – two hundred dollars (\$200.00)
- e) How is WGL proposed to avoid persons parking in front of the residents' gate – Mr Date advised that we will have to rely on the Security Patrol to ensure parking and the one way are maintained as proposed.
- f) How will the houses be protected for Patrons after the party – Mr. Date advised that again we will have to rely on the security, also we will stress on the promoters the amount of security required to ensure the residents' protection. Mr. Yuille noted that WGL has already stressed to the Promoters that the party is inside and that security is to swiftly remove anyone liming outside the party. Mr. Thavenot stressed that they will be inconvenience to the residents, traffic, noise and people who are drinking but we have to recognize the benefits for one night of inconvenience, \$40,000.00 to \$50,000.00 we will get. He asked the residents to park as many cars inside to free up the road. Mr. Aqui noted that the in the past, Westmoorings by the Sea hosted several successful fetes that contributed to the

development of neighbourhood; the tennis courts are a product of those fetes. Mr. Date is hopeful that the proposed fete in December will be successful and see a revival of our fundraisers which will help with our plans for Westmoorings. Ms. Dorset, noted that one of the benefits will be a sense of community.

8. Discussion on proposed Security Cameras for the Office and Entrance to Westmoorings by the Sea: Mr. Yuille lead this item. He advised that we had preliminary quotations from several suppliers for Cameras for the office and entrance to Westmoorings. He noted that there have been a couple of incidents at the office which is necessitating the cameras and alarm system at the office. The cameras for the office will also focus on the playpark and tennis court as we had incidents over the years at these areas. The cameras proposed for the entrance will be the four points of the Roundabout and Buccaneer Drive, so we can capture all vehicles entering and leaving the neighbourhood. He agreed that we need cameras all over the neighbourhood but what we proposed is the first effort at securing our entrance and exit.

Comments/Concerns from the Floor:

Susan Telfer noted that cameras are needed on the western side of Windsurf Park as a lot goes on at that side of the park in the night. Her point was shared by Mr. Ellis who also suggested that we install dusk to dawn lights at the western side of Windsurf Park. He stressed that a lot of youths are there at nights with unsavoury activities taking place. Mr. Date noted that WGL has been working with the authorities to get lights for that area, however our efforts have run cold after the last election. He asked if anyone in the community could help us with getting lights for the Park we would be grateful. Ms. Telfer noted that she has installed lights facing the park/benches in front of her property but it's limited and does not cover the entire park. At this point Mr. Yuille noted that we are looking for volunteers to assist with hosting cameras and maybe recorders, so anyone around the park who wants to assist, we will be happy to look into it.

One resident asked what the cost will be to them should they volunteer, Mr. Yuille said it would be minimal, the real cost would be the camera.

Bliss Seepersad noted that it's a good idea and a good start of what is being proposed as we can't do everything at once. She asked if the cameras will be monitored online, real time by a security firm or recorded and then reviewed. Mr. Yuille advised that all of that are being looked at, and we would want to make sure we have a robust system.

Ms. Dorset asked if Essentia comes into this plan. She also volunteered to assist with the lights for the Park by speaking to a contact of hers. Mr. Yuille noted her comments.

Mr. Easton, volunteered his host a camera on his house and pledged a donation of \$2,000.00 for the camera.

Alicia Seegobin, suggested that we minimize the knowledge of the location of the cameras to avoid them being vandalized. Mr. Yuille noted her comment as being a valid point of concern, with this in mind WGL is pursuing a rental option, in so doing, the supplier will be responsible for any damage to the cameras.

Keith Ellis offered to install two lights off his property subject to WGL approval. He stressed that it so bad across on the western side of Windsurf Park that it's a major concern of his as his family travel at nights that he is willing to foot the bill for the lights subject to the WGL board approval. He proposed to install flood lights to brighten up the corner of the park. Mr. Yuille commend Mr. Ellis for his offer.

Fawzia Hassanali enquired about the security patrol, Mr. Yuille advised that Essentia now provides the patrol on an individual level and not under the board of WGL. This was stopped due to lack of contribution from all the residents.

Mr. Easton suggested that WGL hire our own security personnel for the Residents.

Kelvin Pitman commended the board for their efforts thus far. He encouraged all the residents to come together and work for the betterment of the neighbourhood and not pay lip service.

John Abraham suggested that we look at the amount of trees in the park as the trees may attract criminal elements in the area. Mr. Easton confirmed that we are in the process of cutting/trimming the trees to avoid dark spots in the night.

Ms. Dorset suggested that we form a sub-committee to handle security of Westmoorings by the sea. Mr. Date asked volunteers to call Mrs. Fuller to advise of the interest in same.

9. Discussion on plans for Seaside Park and the empty lot by WASA: Mr. Yuille provided details of both areas. He noted that Seaside Park is a lovely park that is located by Dolphin Court and Mr. Aboud's development. We would like to do at least some basic development, like some benches. We have met with Mr. Aboud who is consulting his landscaper to expand his landscaping into the park.

In relation to the land by Wasa, at this point we are not undertaking any beautification activities for this area. We have fenced the land and the pedestrian gate is closed at nights and reopened on mornings, courtesy Stratford Court.

10. Any other business:

- a) Mr. Easton pledged to donate \$2,000.00 for cameras, he also appealed to the other residents to do same and make a donation for the betterment of the neighbourhood.
- b) Ms. Dorset commented on behalf of a resident that could not attend the meeting, if WGL could get whoever is responsible for the drains to ensure the drain at Admiral Drive North flows properly. The gradient of the drain is causing mosquitoes in the area.
In relation the mosquitoes in the area, Mrs. Fuller advised that we are liaising with Inspect Vector to spray the area. Mr. Easton volunteered to get his workers to clean the drains as an interim measure. Mr. Date, advised that he has been trying to get the Corporation to clean the drains, without much success.
- c) Gina Pinheiro asked if Westmoorings by-the-Sea has had any disaster preparedness training. She noted that we live on re-claimed land and if

we wanted she could get the ODPM to do some training with us so we can derive a plan. Mr. Date advised that last year the Corporation did training for the Residents however the turnout was poor; he went on to say if we could get it going he would be happy. He asked Ms. Pinheiro to contact Mrs. Fuller in this regard.

- d) Kelvin Pitman, volunteered \$1,000.00 towards the security.
- e) Victoria Trestrail, she stressed the importance of a camera system for Westmooring by-the-sea. She acknowledged WGL's efforts for the email group and recommended that we start a whatsapp group. Ms. Trestrail recommended that persons screen their property to assist with the mosquitoes along with the use of mosquito nets.
- f) Mr. Yuille noted that we also have a rat problem in the area and recommended that residents put down rat poison in their homes.
- g) A question was raised from the floor regarding the street signs as they are currently faded. Mrs. Fuller advised that we are currently awaiting quotations to replace the signs.
- h) A question from the floor regarding the timing of the traffic lights as currently the residents experience traffic to exit Westmoorings on mornings. Mr. Yuille advised that we will look into it.

The meeting ended at 10.50 a.m.

Robert Date
Chairman

Charles Thavenot
Secretary

Westmoorings Gardens Ltd. Chairmans Report for 2015/2016

As you all are aware, the Government kindly consented to gift the Westmoorings by the Sea community a building comprising of an office, store room and toilet facilities. We have been able to get WASA to arrange plumbing and sewer connections and have paid and are up to date with these payments. Also, we have taken the necessary insurance to protect our interest in the property. These facilities are now fully operational and are being used by our Auxiliary staff. Special mention has to be made of the yeoman services of Mr. Charles Thavenot who was the Manager over the last year and who supervised the above project and also the installation of the new fences in the vicinity of the glass and plastic bins and at the entrance to the "Seaside Park."

Office

We have been able to commission the Office in May of this year. The Board of Directors took a decision earlier this year to hire a manager who will be in the office during the week. Her name is Jennifer Fuller and her office hours are:

Monday, Tuesday and Thursday - 8 A.M.to 4 P.M.

Wednesday and Friday - 8 A.M. to 12 Noon and
3 P.M TO 6 P.M.

The late opening hours are to facilitate any owner/tennis player who may want to go to the office to conduct business. Over a period of time we will be reviewing the effectiveness of these hours and may adjust same. Her telephone number is 468-7574.

Washrooms

We have commenced the rental of the washrooms to available to Residents in good financial standing and Tennis Court Members for nominal fee for \$50.00 per calendar year.

Tennis Courts

The courts have been refurbished, including rewiring for the lights and are fully functional and as a reminder there is a tennis coach available to assist anyone who needs lessons. His name is Kraig Mc Intosh and his telephone number is: 368-9921,369-3477. Also, we ask you to assist promote our Tennis Court by word of mouth.

Playpark

We are now offering our playpark facilities to the Residents to host children's party. To date we have hosted two parties during the month of June. The fee at this time is \$400.00.

Security

The board is aware of the national concerns of the security issues that have started to infiltrate into our community and are in the process of evaluating a number of quotes that have been received starting with security cameras at strategic locations. We are currently looking for our Residents to assist us by allowing us access to install cameras off their property. We have also, commenced a Residents' Email Distribution Group to assist us with communicating you in a timely basis of security issues affecting our community and environs. Anyone willing to assist with these issues and any suggestion from Owners/Residents would be welcomed.

Land and Building Assessment Numbers.

Many of you are aware of Westmoorings Gardens Limited effort in trying to obtain confirmation of L& B assessment numbers and property sizes in the various service companies, and lot owners. This arose when WGL went to the Wardens Office to try to sort out the obvious double payments that were made over the years. Westmoorings Gardens Limited was then informed that unless and until we could prove that payments have been made by the various owners of townhouses and lot owners, WGL would be charged the land and building taxes for the entire Westmoorings by the Sea Development. Your assistance in providing this information would help us greatly in getting this matter resolved. Remember that L&B taxes were only up to 2009, therefore no taxes will be charged between 2009 and 2016, unless the legislation is changed.