WESTMOORINGS GARDENS LIMITED

ANNUAL GENERAL MEETING

CHAIRMAN'S REPORT 2025/2026

Introduction

Good evening, fellow Directors, homeowners, ladies and gentlemen. It is my pleasure to present the Chairman's Report for the 2025/2026 period.

Throughout this period, we have remained committed to maintaining the high standards of our neighbourhood while prioritizing the safety and well-being of all residents. In keeping with this commitment, we continued to explore security best practices, with particular emphasis on assessing the feasibility and requirements for implementing a gated community.

During the year, we undertook a number of improvement projects while continuing to address the day-to-day maintenance and operational requirements of the development. I am pleased to share some of the key activities and achievements.

Corporate Governance and Board Activities

The Board continued to meet throughout the year to oversee the Company's operations, review matters affecting the development and provide directions on its management and administration.

The necessary statutory filings, including the Company's Annual Return and Non-Profit Organisation returns, were completed during the year.

I take this opportunity to thank my fellow Directors for their time, guidance and continued commitment. Their willingness to serve voluntarily and contribute to the effective management of the development is greatly appreciated.

Financial Overview

The Company's audited financial statements for the year ended 31 December 2025 reflect a sound financial position and continued prudent financial management. The statements have been posted on our website, and I will now highlight some of the key financial results.

Total income for 2025 amounted to TT$719,650, compared with TT$676,693 in 2024. Total expenditure increased to TT$580,462, compared with TT$525,998 in the previous year. Notwithstanding the increase in expenditure, expenses were carefully managed, and the Company operated within its projected budget.

One notable improvement was the significant reduction in outstanding receivables, which decreased from TT$13,262 in 2024 to TT$2,821 in 2025. This reflects the Company's continued efforts to strengthen collection practices and ensure that homeowners meet their financial obligations.

At year-end, the Company held cash and investments totaling TT$731,165, providing a solid financial base to support its ongoing operations and future requirements.

The financial statements were prepared in accordance with International Financial Reporting Standards for Small and Medium-sized Entities (IFRS for SMEs).

The Board remains committed to maintaining sound financial controls, managing expenditure responsibly and ensuring that the Company's financial resources are utilized prudently and in the best interests of the development and its homeowners.

Security and Access Control

Police Collaboration: The Company remains an active member of the Four Roads Police Station Council and maintains positive working relationships with the police and fellow Council members.

We participate in monthly meetings, which provide an opportunity to share community concerns, receive security updates and collaborate on matters affecting the safety and well-being of our residents.

Access Control: As part of our ongoing efforts to strengthen security and improve access management within the development, an access control system was installed at the Windsurf Park washroom. This system is intended to better regulate the use of the facility and restrict access to authorised users.

Cameras: Our camera surveillance system continues to be a valuable resource in supporting both the police and homeowners. To ensure its continued effectiveness and reliability, the cameras are serviced on a semi-annual basis.

Roundabout: The roundabout is its previous state allowed for individuals to use the area as a hiding spot for illegal activities. Including storage of drugs and undesirables to hide, posing a security risk for both pedestrians and motorists. We undertook a project to clear the vegetation and replace the existing plants to improve visibility. We continue to experience some challenges with the weather which hinders the growth of the new plants.

Maintenance of Common Areas and Recreational Facilities

The maintenance and upkeep of our parks, recreational facilities and common areas remained a priority throughout the year. We continued to undertake improvements and maintenance work aimed at preserving the appearance, functionality and overall standards of the development.

The upkeep of our common areas, vacant lands and grass verges remains one of the Company's core responsibilities. To support this, we currently employ two grounds maintenance staff dedicated to the ongoing maintenance of these areas.

Parks & Playpark Equipment

Our parks continue to be a source of pride within the neighbourhood, and we remain committed to their upkeep and enhancement. During the year, maintenance and improvement works included repainting and repairs to playpark equipment and benches.

At Windsurf Park, two additional sprinklers and a new water tank were installed to support the irrigation system. Mole cricket treatment was also undertaken to help maintain the condition of the park.

Some of the older swing seats were replaced, and repairs were carried out to playpark equipment damaged during the year. Unfortunately, damage to community property, including equipment at our parks, continues to be a concern, requiring additional attention and resources.

We encourage residents to remind their children and visitors to treat our shared facilities with care and respect, and to report any damage or vandalism promptly.

Drainage Covers

As part of our continued attention to road and drainage infrastructure, a total of 30 drain covers were replaced during the year. In addition, the steel drain cover along Westmoorings Boulevard was repaired.

Lighting

Three floodlights were installed at Seaside Park in October, while repairs were also carried out to existing lights at Windsurf Park. These improvements enhance visibility and help maintain the safety and usability of our recreational areas.

Signage

During the year, 11 street signs were replaced throughout the development, ensuring that signage remained clear, visible and properly maintained.

Projects and Operational Improvements

During the year, improvements were also made to support the Company's administrative operations.

Entrance Sign

A new entrance sign was installed, enhancing the presentation of the development. The sign has been well received, and we have received numerous compliments from both residents and persons outside the development

Internet

In June, the office internet system was fully integrated, providing improved connectivity and supporting the day-to-day administrative requirements of the Company.

Tennis Courts

The tennis court resurfacing project commenced in March and continued through July. Persistent rainy weather affected the progress of the works and delayed the original completion timeline. Rollers and other supplies were also acquired to assist with the ongoing maintenance of the courts.

Walking Track

In June, the old, deteriorating concrete walking track was paved with asphalt to provide a smoother, safer and more comfortable surface for residents. With the completion of this work, both walking tracks are now asphalted.

Road Safety

In March and April, all existing speed humps throughout the development were repainted to improve their visibility and maintain road safety. In July, five additional speed humps, together with appropriate signage, were installed along Dolphin Court, Commodore Court and Windsurf Road to encourage motorists to reduce their speed and enhance safety for residents and other road users.

Community Engagement

Carnival Fête

In February, WGL partnered with SCORCH to host its first Carnival Fête. The event was well patronized and positively received by residents.

Although the event did not generate a profit, WGL did not incur any financial loss, as SCORCH assumed full responsibility for the shortfall. The event provided an opportunity for residents to come together and enjoy a community celebration. We appreciate the partnership with SCORCH and the support shown by residents.

Santa Party

In the last quarter of 2025, a few dedicated moms, together with our support staff, hosted another successful Santa Party. This much-anticipated event continues to be well attended and enjoyed by residents of all ages. We extend our sincere thanks to the moms for their continued initiative and community spirit.

Challenges

Like most communities, we continue to face a number of challenges that require our attention and the cooperation of homeowners. These include:

- **Unsupervised Children in our Parks:** We continue to experience challenges with unsupervised children using our Parks. Of particular concern is the damage being caused to the park's facilities. In most instances, these children are not residents of our association, raising concerns about the accessibility of our parks.

Recruitment of Directors: The ageing composition of our townhouse company boards and the limited participation of younger homeowners present an ongoing challenge to succession planning and continuity in the management of our communities.

- **Timely Payment of Lease Rent and Service Charges:** A recurring challenge is the late payment of lease rent and service charges by the same homeowners, resulting in additional administrative time spent following up on outstanding balances..

Looking Ahead

As we look towards the coming year, the Board will continue to focus on maintaining and improving the development, with particular emphasis on the proposed gating of the neighbourhood and parks to enhance security and access control.

We remain committed to ensuring that Westmoorings by-the-Sea continues to be a well-maintained, safe and pleasant community for all residents.

Conclusion

In closing, I wish to express my sincere appreciation to:

- **The Directors**, for their continued commitment and the time and effort they generously give towards the management and development of our community.
- **Jennifer Fuller,** our Manager, and her team, whose dedication and support have been instrumental in achieving the accomplishments outlined in this report.
- **The Homeowners**, for your continued support, cooperation and contribution towards making Westmoorings by-the-Sea a community we can all be proud of.

I look forward to another year of working together in the spirit of teamwork and partnership as we continue to strengthen and improve our community.

Thank you.