



## AGM

Thursday 17<sup>th</sup> September 2020, 8pm

Meeting took place via Video Conferencing

### Attendees:

- Adrian Samuel
- Brendan Kennedy
- Colleen Brennan
- Dace Kelly
- Declan Connolly
- Gerald Colton
- Ian Gemmell
- Jarrod and Allison Bromley
- Joe Friel
- Juliet Ennis
- Katheryn Hanley
- Ken Kirwan
- Mandy Gemmell
- Maria Yorke
- Mervin Colton
- Neale Richmond
- Nicholas Merton
- Paddy D'Alton
- Sandra Pascoletti
- Seamus Conaty
- Sean McGettigan
- Shane Kirwan
- Stephan McGuinness

### Apologies:

- Burgert van der Walt
- Jenny Quinlan
- Paul Barton

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The meeting was opened by Nicholas Merton (NM) shortly after 8pm.

Attendees were welcomed and apologies made that we could not meet in person because of Covid-19 restrictions.

An announcement was made to clarify to all attendees that this meeting is an AGM for the Resident's Association only and not the Owners Management Company. The AGM for the Management Company is planned for October – and the Resident's Association cannot answer queries at tonight's meeting.

NM read out the Agenda for the evening – as per his email to participants. He read through the names of Director's of the OMC: Nicholas Merton, Brendan Kennedy, Ian Gemmell & Maria Yorke.

He explained the structure of the Resident's Association and provided a list of all members, including elected officers and Sub-Group Leaders:

Chairperson – Nicholas Merton  
Vice Chairperson – vacant

Secretary – vacant  
Treasurer – Dace

[Elections for vacant officers of the RA will take place at the next meeting and all attendees were invited to express their interest in any of the positions. It was noted that the position of Vice Chairperson should be filled by a resident of Belarmine Woods]

Subgroups:

Management & Admin – Paul Barton

Events, Activities & Communications – Chris

Landscaping – Joe Friel

Planning & Infrastructure – Dace Kelly

Policing & Security – Stephen McGuinness

### **CHAIRPERSON'S REPORT**

Before the May 2019 AGM, Castlethorn handed over their directorships of the OMC. Nicholas & Brendan became directors. They have been joined recently by Ian & Maria.

The new Resident's Association had its first meeting on 11<sup>th</sup> September 2019.

The Resident's Association had initially been formed back in 2006 and between 60 – 80 people attended. At that time, given that Castlethorn were Directors of the OMC, very little activity took place. Nicholas read from the original minutes.

Petra have been running everything as directed by the Castlethorn Directors since 2006.

Since September 2019, the Resident's Association has met monthly – via video conferencing since March due to Covid-19.

The Association has been revived and are independent of Petra Management. We have since learnt more about the landscaping, painting and general maintenance and management of the estate.

The Directors of the OMC have also undertaken to look at the work undertaken by Petra Management and evaluate other potential managing agents.

The Resident's Association have formed good contacts with local councillors.

Nicholas passed the floor to the first sub-group – Management & Admin.

### **MANAGEMENT & ADMIN – Paul Barton.**

Unfortunately, Paul could not make this evening's meeting and sent his apologies in advance. In his absence, Nicholas informed attendees of the following:

Paul was asked to investigate managing agents to ascertain whether Petra are doing a good job.

He presented his findings to the Board of Directors earlier this week. The decision does not have to be made immediately. We need to schedule an EGM of the Management Company. The purpose of this is to amend the Constitution for the Management Company which currently states that an AGM can only be held in person. Due to current restrictions we need to amend this so that the AGM can be conducted by video conferencing.

Regarding service charges for the 20/21 period, we were permitted to carry forward the previous year's charges and budget to the current year as the AGM was not possible.

### **LANDSCAPE & ENVIRONMENT - Joe Friel**

3 main areas covered:

- a) liaison with councillors & local representatives
- b) liaison with Petra Management
- c) liaison with DLR Co Co.

The following projects have been completed to date:

Bin straps on green bins (please note this was only for Belarmine and not Belarmine Woods and paid for by OMC).

Landscaping project – worked with current landscaping company on replanting several beds.

Requested estate be "chemical-free".

Requested landscaping company maintain left hand side of Belarmine Avenue (council not looking after it properly)  
Replaced broken fence on Belarmine Ave  
Powerwashed pillars at entrance  
Repainted lettering on Belarmine  
Repainted seating at Belarmine Square  
Removal of Castlethorn signage from roundabout  
Removal of old signage from around estate  
Clean-up event last July  
Slow to Mow area created at Belarmine Park – biodiversity

Communications with DLR CoCo are ongoing:

Parks Dept: All trees to be surveyed as being damaged by ivy, check on grass cutting, maintenance of pond – currently 1 year into a 3-year restoration programme.

Environmental Dept – re biodiversity grants

Lighting – contact details have been acquired for lighting on paths

Grant Assistance – already approved for admin costs associated with establishment of RA.

Pending projects with DLR: – 2 trees have been damaged by cars and these are due to be replaced in the Autumn, final confirmation on which areas DLR are responsible for and which should continue to be maintained by OMC.

We also applied for the Tidy Districts initiative however the competition was postponed this year. Instead, we received a report on our area – what we could improve on as well as the positives.

We are also requesting gulley cleaning and the installation of street bins.

Future projects will include bulb planting initiative (bulbs have been delivered and should be planted over the next month or 2), continuing to liaise with DLR, review and input into landscaping process, a new project for 2021.

Re Estate Signage we would like to pursue the following:

- Road marking & signage
- Bicycle markings
- Rivers cleaned and maintained
- Dog Litter awareness
- Sustainability & Biodiversity
- Link with Fernhill Gardens
- Continue to pursue funding
- Christmas Lighting project at entrance gates
- Art or Sculpture projects for the estate

## **EVENTS, ACTIVITIES & COMMUNICATIONS**

Sandra spoke about this.

Reverse St Patrick's Day Parade was a great idea and a big success. It brought good feeling into the estate.

Easter Competition

Frontline Workers competition

Clean up days.

Unfortunately, COVID restrictions have hampered event plans.

## **POLICING & SECURITY - Shane Melvin.**

Due to COVID restrictions this really has not progressed as quickly as we would have liked. The sergeant in Dundrum Garda Station has been contacted but the Gardai will only meet face to face and this is not currently possible. The gardai have also indicated that they want to link all Belarmine areas as one, not just Belarmine & Belarmine Woods.

## **PLANNING & INFRASTRUCTURE - Dace Kelly**

There was a lot of activity regarding the painting programme. Joe, Paul and Burgert had input in relation to the colour used and the quality of the work. As this is a phased project an invitation was issued to anyone else who might like to get involved.

An objection was made to An Bord Pleanála against the very large development planned for the site between Aikens Village and Fernleigh/Sandyford Hall.

Burgert is an architect and contributed largely to our submission letter. Our objection letter was therefore of a very high standard and the planning application was rejected.

The DLR cycle plan is underway, and an invitation was issued to any residents who would like to volunteer to help with this project and liaise with the council to ensure that our interests are represented.

**BELARMINE RA CONSTITUTION – Nicholas Merton**

To open a bank account etc, a constitution had to be drawn up for the RA.

It was distributed to attendees in advance of the meeting and now needs to be ratified officially at the AGM.

The chat room associated with the conference call was opened to questions and queries. These were answered to satisfaction and a vote was taken. The constitution was approved. Future amendments can only be made at either EGM or AGM.

## **FINANCE – Dace Kelly.**

Dace has prepared a set of accounts for y/e 31/12/19 – only one expense. She has also prepared draft accounts for y/e 31/12/20 however it is mid year so these will change.

She presented a list of income and expenditure to date.

We have grant approval from DLR – payment pending – and final details need to be submitted before 30<sup>th</sup> September. We have also received funding of €5 per dwelling from the OMC as membership fees for each household. This will appear on the budget for 20/21 once their AGM takes place in October.

Funds are currently inaccessible as the process to set up online banking is still in progress.

It was noted that any surplus funds at the end of a financial period will only be used for the benefit of the residents.

## **Q&A**

Attendees were invited to present questions

Q. What is the role of the Resident's Association

A. A voluntary organisation whose aim is to try and make things a bit better for everyone in the estate as well as provide support to those looking after the estate. Back in the very early days it was all about planning and development as we could not do very much until the estate was handed back to us by Castlethorn. Once this happened, we did a letter drop to every household in the estate inviting people to participate. From that we set up different groups for the various roles involved. We meet (online) on the 3<sup>rd</sup> Thursday of each month to report back. We have set up a website, Facebook and Instagram pages and the aim is to portray a positive picture of the estate.

Q. Any plans for bike sheds for the apartments

A. Presently the bins are the issue here and need to be sorted first. This will have to be budgeted for at an AGM. The RA are welcome to investigate and make recommendations to the OMC.

Q. Planting and landscaping in Belarmine Woods

A. Advised to speak to Mandy. Ownership of the proposed areas will have to be considered. Is it Castlethorn, Petra or DLR. Until areas are handed over to the council, we may be very limited. Also, Castlethorn may not yet have fulfilled their obligations

Q. General maintenance and landscaping in Belarmine Woods – certain areas are being missed or neglected.

A. Arrange to meet and invite Petra to attend so that exact areas can be identified. Lobby Petra until they commit to dealing with the areas.

Q. Bin straps for Belarmine Woods

A. A survey of residents is underway to find out if they want straps and on which bins. Pending the results, representations should be made to their OMC to allocate budget towards this project.

Q. Re Security – do we have a list of concerns and requirements which can be presented to the Gardai

A. Please email anything you would like to include to [info@belarminera.ie](mailto:info@belarminera.ie). If you would like to get involved with this group, then please indicate your interest via email.

Q. Regarding the Managing Agents

A. The directors will be coming to a decision very soon and will present to the RA asap.

## **AOB**

Bins: bins are a problem. The design of the estate does not allow for 3 bins per dwelling. OMC are close to removing option for individual bins in apartment blocks and instead installing large communal bins and adding refuse charge on to service charges for those units. It would still represent a saving on refuse of apartment owners. If it was then proposed to use the bin sheds for bicycle storage, we would need to check insurance and planning requirements to ensure it is possible.

Nicholas then concluded the meeting, thanking everyone for their attendance and input. Joe Friel thanked Nicholas for all that he has done.

**Any queries or questions can be emailed to [info@belarminera.ie](mailto:info@belarminera.ie).**