

BUENOS AIRES COURT ANNUAL GENERAL MEETING 26TH JUNE 2021.

ANNUAL GENERAL MEETING FOR FINANCIAL YEAR ENDED 30TH APRIL 2021.

ATTENDANCE:

No.1	Kieran Kearins	No.14	Berty Scully
No.2	Phil Conlon	No.16	PJ O'Connor
No.3	Kathleen & Donal Heylin	No.18	Siobhan Connolly
No.4	Rosaleen Kiely	No.20	Breda O Dwyer
No.5	Sarah Burke	No.23	Adrienne Higgins
No.6	Cath Stanley	No.25	Martin Kane
No.7	Conor McCarrick	No.26	Yvonne Byrne
No.9	Sheila Donaghy	No.27	Majella Brady
No.13	Brendan Flynn		

APOLOGIES:

No.25	Martin Kane	No.17	Sheila Downes
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1. MEETING OPENING

Chairperson welcomed all attendees and opened the Meeting.
All Apologies were declared together with nominated Proxies.
The Chairperson offered sincere condolences for Margaret Sweny (past Chairperson of the Committee) who passed during the year.
Chairperson noted the excellent work carried out by Adrienne Higgins, Brendan Flynn and Rosaleen Kiely for work carried out in the Court on the following:
The Gazebo which has been rebuilt, painted and seats installed.
Weeding and general cleaning carried out in the Court.
Re-fixing of the Parking Sign.
Planting of an Oak Tree in the Green area.
The Chairperson thanked the people involved for the generous giving of their time for these improvements.

2. ANNUAL REPORT FOR YEAR ENDED 2019/2020

The Secretary Brendan Flynn read the Annual Report for the year 2019/2020 which was issued in lieu of the AGM, which was cancelled due to COVID19 restrictions.
The Report was taken as the Official Record for that Financial for the Financial Year 2019/2020
Proposed by Majella Brady
Seconded by PJ O Connor.

3. TREASURERS REPORT FOR YEAR ENDED 2020/2021.

The Audited Accounts for 2019/2020 and the Auditors Report were presented and approved by the Meeting.
The Auditors Report showed that there were no control or other issues in relation to the Audit and Accounts.
The Management Accounts for the year 2020/2021 were presented and the copy of the Management Accounts and Budget are posted on the Buenos Aires Website <https://bac.heylinhosting.com/>
The Budget for 2021/2022 was presented to the Meeting.
The Management Accounts and Budget were then adopted by the Meeting
Proposed by Brendan Flynn
Seconded by Sheila Donaghy

Annual Subscription.

The Annual Subscription was confirmed at the Meeting at €500 for the year 2021/2022
Proposed by PJ O Connor
Seconded by Kieran Kearins

Arrears Position.

The Arrears position for the Court is very good with one only very significant case.

This property has an arrears amount of €6965 to the end of April 2021. An amount of €2046 is registered as a charge against the property.

Further charges for 2012 to 2018 amounting to €3275 and 2018 to 2023 amounting to €2500 will be registered in 2023. The charges are registered in blocks due to the cost involved in the registration. These costs are not recoverable.

Insurance Company requirements to be noted.

1. Owners to arrange the cleaning of any open chimneys or flues in use to the premises by a competent person if not already done within the last twelve months.

2. Insured to engage a competent person to inspect the guttering of the premises for blockages or defects with any remedial action required to be implemented immediately.

Build Cost Values.

As it is four years since rebuild costs estimates were completed for all properties the Treasurer recommended that we get an update of these valuations before next Insurance Renewal.

4. COMMITTEE FOR 2021/2022.

THERE WERE NO PROPOSALS FROM ANY OWNER TO TAKE ON DIRECTOR ROLES OR OFFICER ROLE FOR THE COMING YEAR.
UNLESS SOME PEOPLE COME FORWARD, EVENTUALLY THE WORKLOAD WILL HAVE TO BE OUTSOURCED TO AN OUTSIDE AGENCY.
THIS WILL RESULT IN A SIGNIFICANT INCREASE IN THE ANNUAL SUBSCRIPTION.
FOR NOW THE EXISTING COMMITTEE WILL CONTINUE AS THERE IS NO OTHER OPTION BUT THE WORK WILL BE CONFINED TO ONLY THAT WHICH IS REQUIRED TO SATISFY OUR LEGAL AND REGULATORY OBLIGATIONS.

CHAIRPERSON - KATHLEEN HEYLIN
TREASURER - DONAL HEYLIN
SECRETARY - BRENDAN FLYNN
ASSISTANT TREASURER - ADRIENNE HIGGINS

Proposed by PJ O Connor
Seconded by Shelia Donaghy

5. AOB

GOLF CLUB AND GOLF BALL DAMAGE AND HAZARD

There was considerable discussion in relation to the 'Golf Ball Hazard' and the state of the Protective Netting.

A number of Owners reported on various damage to property such as Broken Skylights, Broken Roof Tiles, Vehicle Damage and near misses to persons in the Court.

It was reported to the Meeting that There has been considerable correspondence with the Golf Club; Representative Groups with the Committee met with the Golf Club to put the issues to them. Further letters were sent in relation to the netting and Letters were sent to all County Councillors to assist with a proposal by the Golf Club to re-site the offending Ninth Hole to another part of the Course. The Golf Club were not permitted by the County Council to re-site the hole due to the fact it crossed into a designated preserved area.

The Council said to the Committee Treasurer that there was no point in meeting with them because they would not change the ruling. No further assistance was forthcoming.

The Actions agreed by the Meeting, in summary were as follows:

1. Conor McCarrick undertook to investigate whether there are any potential legal options open to the Committee.
 2. Kieran Kearins undertook to create a diary of golf ball incursion, and maintain a record of any damage caused.
- All Owners are to report any observed instances to to Number 1. by note or email to Kieran at : kkearins@gmail.com

GATES AND TUNNEL AREA.

Discussion here centered on the potential for the use of the tunnel area as a storage area for bicycles.

The history was recounted that the Gates were installed to prevent the antisocial behaviour being carried out by a group of youths who used the area to throw eggs at passing cars, an area to drink in and use as a public convenience, and through aggressive behaviour to cause fear in some older residents, and

