

AYRES COURT ANNUAL GENERAL MEETING FOR FINANCIAL YEAR ENDED 30TH APRIL 2024

ATTENDANCE		APOLOGIES	
No.2	Phil Conlon	No.21	Maryel and Ciaran O Connor
No.3	Kathleen and Donal Heylin	No.23	Niall Walsh
No.4	Rosaleen Kiely	No.24	Laura Mullaney
No.5	Sarah Burke	No.26	Yvonne Byrne
No.9	Sheila Donaghy	No.27	Majella and Dolores Brady
No.13	Brendan Flynn		
No.16	PJ O'Connor		
No.18	Siobhan Connolly		
1. Meeting Opening and Chairpersons Report			
Chairperson welcomed all attendees and opened the meeting.			
New arrivals to numbers 2, 21, and 24 were welcomed to the estate.			
All apologies were noted			
2. Estate Enhancement and Cleaning			
Chairperson thanked Adrienne Higgins and Brendan Flynn for excellent work carried out to all the garden areas of the estate which has really enhanced the appearance of the Estate.			
Chairperson also thanked Sheila Donaghy who carried out a extensive cleaning of the Estate removing all sand and rubble from the car park			
3. Minutes of the AGM Meeting held 27th may 2023			
The Secretary Brendan Flynn presented the Minutes for last year's AGM which were taken as read.			
The Minutes were accepted by the Meeting		Proposed by Adrienne Higgins	
Seconded by Sheila Donaghy			
4. Treasurer's Report			
ACCOUNTS FOR FINANCIAL YEAR 30TH APRIL 2023 WERE PRESENTED AND ACCEPTED BY THE MEETING.		Proposed by Majella Brady	
Seconded by Yvonne Byrne			
MANAGEMENT ACCOUNTS FOR 2023/2024 were presented			
Surplus of €654.40, after providing for exceptional payments :			
- Golf Club safety Netting of €1,000 (First of four instalments)			
- Write off of bad debt of €1,465.58 (recovered cash of €7,000 of the total outstanding debt of €8,465.58)			
- Electric Lighting in Apartment stairwells and Garden Maintenance €889			
The Serious Arrears Case was resolved during the year with a cash receipt of €7,000 and a write off of €1,465.58			
BUDGET FOR 2024/2025			
The Budget for 2024/2025 was presented with two options being offered.			
Budget in left hand column for 2024/2025 shows a significant deficit of €2,210.84 for the year, based on retaining the current subscription at €500.			
Main reason for the deficit is due to a doubling of Insurance Premium from €4,310 to €8,810.84. Subsequent Market search resulted in a reduction in the quoted premium to €8,042.49.			
-The principle cause of the increase is due to a large claim made and paid, and the consequent loss of our no claims bonus, and			
-The recommended increase in the rebuild cost estimate, inflated by 12% as recommended by the Society of Chartered Surveyors (Insured Value from €6.443m to €7.216m)			
In order to deal with the budgetted deficit it is proposed to restructure the Budget as shown in the second column as follows:			
1. We propose paying the second instalment of the Safety Net Cost from our Sinking Fund , and removing it from the budgeted expenditure (The recovered €7,000 above makes this a good option)			
2. We propose increasing the Subscription from €500 to €550 which will then deliver a small surplus of €907.51 for the year. We can review for next year depending on Insurance premium.			
3. Strict cost control will be required to be maintained throughout the year and only essential spending will be permitted.			
THE MEETING AGREED THE BUDGET AND THE INCREASED SUBSCRIPTION FOR 2024/2025 AT €550		Proposed by Sheila Donaghy	
Seconded by PJ O'Connor			
5. COMMITTEE			
As there were no nominations for the Committee membership, the existing Committee committed to continue for a further year.			
The Committee members and Company Directors are as follows:			
CHAIRPERSON - KATHLEEN HEYLIN			
SECRETARY - BRENDAN FLYNN			
TREASURER - DONAL HEYLIN			
The Meeting voted to keep the current Committee		Proposed by Adrienne Higgins	
Seconded by Majella Brady			
6. AOB			
A number of discussions took place under the Any Other Business			
1. The Car Park issues were discussed at length, particularly the vehicles parking at the entrance to the estate which were causing a dangerous situation to exist.			
A number of proposed solutions were presented			
1. Donal Heylin reported that three New " No Unauthorised Parking "Signs have been purchased and will be erected in appropriate locations in the estate			
2. DH also reported that Windscreen Stickers were also purchased and with appropriate messaging for vehicles not displaying a RESIDENT sign.			
3. Adrienne Higgins offered to try to find out where we might be able to get someone to repaint the parking places white lines, and double yellow lines at the entrance			
4. DH undertook to check the legality of the yellow lines at the entrance.			
5. When complete a plan for the implementation would be circulated to all members for agreement.			
2. A second discussion was concerned with camouflage coverings for the Bins from the Apartments.			
Siobhan Connolly would co-ordinate discussions on this matter, which could be done using the 'Whatsapp' utility.			
Any proposals would need to be checked in relation to Planning and the laws around the Common Areas.			
3. A third discussion concerned the election of a shed for storage of Buggies.			
Sarah Burke queried whether it would be OK to have a shed erected on the green area outside the apartment block for the storage of buggies primarily.			
The area in question, however, is a common area in the estate and planning issues arise in this regard.			
A vote was not called, because structures are not permitted to be constructed on common areas, as by definition, common areas belong to all residents equally.			
7. The Chairperson concluded the Meeting and thanked all attendees and the Golf Club for facilitating the meeting space.			
NOTE: Buenos Aires Court Website		A new version of the Website can be found at https://www.buenosairescourt.net	
All recent Accounts and relevant documents may be accessed on this site.			