



ANNUAL GENERAL MEETING SPECIAL

INTRODUCTION TO THE COMMITTEE

Chairman	John Midghall
Vice Chairman	Alan McClelland
Secretary	Liz McGlinchey
Members	Rod McKendrick, Donald Hart, Tom McGuire, Annette Gray, Gaurav Singal

Three new member applications have been received with another couple of owners considering joining us over the coming months. As always, we would encourage you to join us and help us to ensure a broad section of owners' views are represented.

The 5th Annual General Meeting took place on Monday 17th November 2014 at St Peter's Church Hall. The attendance was disappointing this year, perhaps due to the earlier start time which had been brought forward to allow time for registration however the committee would like to thank all of our fellow owners who took the time to provide a proxy vote as well as those who attended in person, we appreciate and value your input. We do understand that everyone has commitments and busy lives and urge you to try where possible to get involved. We would urge you to ensure that your vote is used in future either in person or by proxy. It was very disappointing to see so many votes wasted, not wanting to be like a broken record but for your own peace of mind, we want your views to be heard and considered. Votes were taken to adopt the updated Constitution which had been forwarded in advance to all owners with a second vote taken to accept a proposed increase of approximately £20 per quarter to the sinking fund. A surveyor has been employed to provide a short and long term projection of expected maintenance costs with early indications showing a requirement for an increase, pending a full report. Both of these proposals were carried as follows:-

- 1) Proposed increase to the Sinking Fund by approximately £20.00 per quarter:

Yes	33	No	11	Abstain	06
-----	----	----	----	---------	----

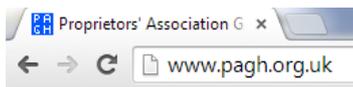
- 2) Proposed adoption of the updated Constitution:

Yes	44	No	04	Abstain	02
-----	----	----	----	---------	----

- 3) The committee members have all opted to remain in service to the community for another term with the voting to re-instate everyone as follows:

Yes	45	No	01	Abstain	04
-----	----	----	----	---------	----

The committee pledged to continue to work hard for the benefit of everyone at Glasgow Harbour and urged those present to assist us in any capacity possible. Many new priorities have been identified which we will endeavour to address once we resolve the equally numerous ongoing projects. The nature and sheer scale of our development means that there is unlikely ever to be a time when we are on top of everything but that fact will not stop us from trying. Please bear in mind that most of us have work commitments and give our time voluntarily. Our ongoing priorities remain to seek an effective closure to the NHBC claim using the Ombudsman resource, exploring possible new systems to become more energy efficient and reduce communal electricity costs and seek to gain an improved service from Glasgow Harbour Limited. We continue to drive H&P towards delivering a more effective bespoke service which we hope will increase our quality of living and value for money here at Glasgow Harbour. Being on site, we hope, will provide reassurance to all owners that the time spent by trades is being monitored alongside the quality of workmanship being delivered. Many owners have raised the issue of a lack of quality checks on all trades for some time and it is expected that this initiative will ensure more accurate accounting and a safeguard to owners that appropriate action will be taken with suppliers when work is unsatisfactory or damage to our property occurs. The committee's role remains to liaise with the factor in negotiating the priorities on behalf of all owners, including seeking cost saving initiatives where appropriate and continuing to question where our contractors do not meet our expectations of a high level of service which both meets our needs and is of value for money.



COMMUNICATION continues to be a challenge for us as a committee to our fellow owners and vice versa. The website, www.pagh.org.uk is currently our best channel to update you quickly however it does need a bit of TLC and manpower to regularly ensure that it is both up to date and relevant to meet your interests. Rod has successfully looked after this site for six years since its launch and is asking everyone with some IT skills to kindly assist us in designing and updating the site to be more informative and user friendly. We feel that as most, but we are aware not all, fellow owners use the website occasionally, this could be a great channel to celebrate the diversity of our community and meet your needs better. If you have any ideas or can offer some assistance in any way, please let us know via the email link on the website. www.pagh.org.uk If you have any photos of the local environment which you would like to share, we would love to see them and post for everyone to enjoy.

www.pagh.org.uk / www.pagh99@gmail.com

Hyperoptic 1Gig Fibre Internet



Your Committee are always exploring ways to add value to the development and enhance the experience for residents. One of these is looking into how the development can take advantage of the latest broadband products on the market to increase the speeds and quality of service for residents. We are currently working with a specialist broadband provider, Hyperoptic to bring the UK's fastest broadband speeds to the development. The broadband service is provided via a fibre optic cable directly to the apartment.

Due to the direct fibre connection, download speeds of 1 gigabytes per second can be achieved (1,000 M.) This is 68 x faster than the UK average broadband speed and will be an excellent selling point for tenants as the development will have the UK's fastest broadband.

Increasingly purchasers of properties are checking broadband speeds when researching properties. Being able to say the apartment has access to the UK's fastest broadband will certainly add value to your apartment.

The reason for notifying you of the proposed installation of Hyperoptic is that one of their requirements to provide the service is for sufficient interest to be expressed. There is absolutely no commitment involved to subscribe to the service or any costs to register.

The service is also installed for free by Hyperoptic so there is also no spend from the service charge. Once the service has been installed, you will have the option to subscribe to the service, again this is not obligatory and you still have freedom to use your choice of provider.

To express an interest for your apartment please visit the Hyperoptic website www.hyperoptic.com

DANDARA PHASE 3

Just to keep you informed, a number of concerns were raised with the Committee regarding the media reports which showed artist impression drawings of Dandara's phase 3 proposals.



This new phase deviates from the original plan, changing the shape of the buildings along with proposing a brand new model of accommodation both internal and external. An objection was submitted to the planning department by our Committee, Cala Development Committee and at least one owner from both developments. We await the outcome currently and will update you in due course. You can find a copy of our letter of objection on our website at www.pagh.org.uk.

TO OUR NEW RESIDENTS



Some information you may find useful:-

Extractor Fan

The booster extractor fan switch on the panel in the kitchen will boost the fan function in the kitchen fan above the cooker and simultaneously boost the fans in your en suite and bathrooms.

This function has a master switch which you should find in the boiler cupboard usually above the electricity panel or near your boiler and looks like a raised on/off electrical switch. This should be switched on at all times. Please note there is no fan in your cooker hood.

A Gentle Reminder - Moving Large Items

Please give a call to the concierge to arrange the best place for you to leave your items. Items must not be abandoned in the communal areas including cupboards, stairwells and corridors.



To contact the Concierge Office in the basement: 0141 337 2763.

Out of Hours emergency contact numbers can be found on your notice board in the basement area, near the lift, in every unit and on the website. Also a list will be available soon outside of the Concierge Office.

We hope that everyone has enjoyed the Christmas and holiday period and wish everyone a prosperous and Happy New Year from all of us on the Committee.