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*14th* March 1996

*Dear fellow shareholders*

I am somewhat bemused as to what is currently taking place behind the scenes of Pavilion Court Ltd.

In my elected capacity as Liaison Officer, and Company Secretary to Pavilion Court Ltd, (the company), it has, and hopefully always will be my intention to promote the fostering of a good working relationship between the shareholders, managing agents and the freeholders.

My involvement commenced by taking on the post of Chairman of the Residents Association in June of 1991. From that time on I have been directly involved as a mediator in the internal and external problem areas as they effect the shareholders of the company. Your support has been by way of letters of thanks and comments confirming your confidence in me as, wishing to do the best for all concerned. I thank you for this support.

From commencement of my "duties" I challenged the then directors in regard to certain works to be carried out in respect to the adjoining areas of the Burstin Hotel - This work was later cancelled. At that time it was proposed that an amount of some £24,000:00 was to be earmarked for the repairs to the roof of the North building. This work has not yet been completed, although, some remedial works were done.

The changeover of freeholders in August 1992 revealed a new approach from previous personal experiences of; the "Landlord and Minion" attitude of the former freeholder and their managing agents. Things looked as though they were on the up. New priorities were determined by us, the shareholders, in response to a three page questionnaire sent out by the newly (unanimously), elected managing agents (EGM Sep 92).

Sadly all was to change as a result of a series of fires in October to December 1992. However, things did start to move for the better, and work commenced, - including the extra requirements as stipulated by the Fire Authorities and the Insurance Company.

From that time onwards I have had a huge amount of support from the residents, caretaker, the managing agents and the freeholders. Things are being done,

albeit, from very limited financial resources. Unfortunately the roof repairs have never been completed. Concerns have been expressed about this in the past at meetings viz, AGM Nov 93, and EGM of Jun 94, and to me personally. These repairs are now urgently required! It was, as you are all aware, the freeholders intention to build new units, and part of the costs would be levied against the leaseholders of the company. Again there were no objections to this proposal (General Meeting Jun 94). The new build has now been deferred by the freeholders because some leaseholders have created an unacceptable risk by their refusal to make payment in respect of roof repairs. Incidentally, repair costs are inevitable bound to increase for each days delay in the commencement of the works -, and guess who will be responsible for bearing these additional costs. . . .?

At the risk of becoming boring, I once again stress that I wish to maintain a good relationship between all parties concerned, and to improve the standards within Pavilion Court at the cost of a reasonable maintenance charge. I am not living here by way of business in property development; this is my home, and I live here. I would like to be able to relax in an atmosphere which is not interrupted by a few unreasonably behaved people who have no respect for the property of others, because it is not theirs to protect. ( I emphasise "few"). I believe that the managing agents and freeholders are in agreement with me on these points. There are however, some who have views which are at variance.

I would be delighted to hear from anyone who has an opinion - or, a complaint to make.

Yours sincerely  
B P Rogers  
Company Secretary  
Pavilion Court Ltd.

