

Mission Statement of the Directors

To manage, maintain, repair, service and administer Pavilion Court for the benefit of leaseholders and residents.

Most of the shareholders have already been sent copies of the CVs of the new directors and many will know at least one of them personally. We are all approachable and welcome suggestions as to the future management and maintenance of Pavilion Court.

We have taken some steps to recover the books of Pavilion Court Ltd but to little avail. Most of the literature which has been returned is of little consequence and most of the records are being withheld by Baron Estates. We are employing professional paid help with the recovery operation by appointing Stephen Wright of K W Associates. To compensate for the cost we intend to manage the block ourselves free of charge. The exception will be all the financial aspects which will be managed by Stephen Wright. One deficiency in the papers delivered so far is the lack of a complete list of shareholders so if you are one of the shareholders who did not receive this communication please accept our apologies!

It is our responsibility to manage the block in a cost effective manner and at the end of the year we have to account to you, the shareholders, for our actions. We intend to invoke a more open style of management which will enable you to obtain information on demand. Copies of all important documents will be lodged with the caretaker and be available for inspection at any reasonable time. For those who are unable to come to the block copies will be posted, but please enclose an SAE with your request.

The imminent item on the agenda is the collection of all past and present service charges. Most leaseholders owe some money and many owe a considerable sum, in some cases nearly exceeding the value of the lease on the flat. Please make every effort to make your payments as soon as possible or if you have difficulty please discuss with one of the directors. The address for all future correspondence will be Pavilion Court Ltd, Pavilion Court, Marine Terrace, Folkestone, Kent CT20 1QB. A post box for hand delivered items will be placed outside the caretakers flat within view of the CCTV cameras. All cheques should be made payable to "Pavilion Court Ltd". Cash MUST NOT be sent but can be handed to any director who will issue a receipt.

It has proved impossible in the time available to produce proper estimates of monetary requirements for the forthcoming year, but based on past service charges it is thought that an initial payment of £400 for the half year will be sufficient to cover the cost of the caretaker and all the minor repairs. It is hoped that the second payment will be of the same order or somewhat less.

The directors have to address the remaining damp problems on the ground floor and the roof repairs. The latter can only be started when most of the arrears have been collected.

Meanwhile a start has been made on improving the environment around and within both the blocks. The gardens have been tended and some new, albeit small, shrubs planted. All the windows have been repaired and the vast majority of the rubbish which had accumulated has been removed. Further minor repairs are scheduled for the next few months together with some refurbishment within the corridors.

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