

Date for Your Diary

The next open forum will be held on Saturday 13th April 11:00 -13:00 in The Compass. All Welcome. We hope to see as many there as possible. Presentation followed by respectful questions and comments. Please submit questions 48 hours in advance to emeraldquay200@gmail.com

Pool Updates

You may have noticed the pool water recently. As the pool pump equipment is not on, the water is not recycling and therefore the chemicals are all just sitting on the bottom of the pool. Pool contractors have advised that there is no point spending money on chemicals and call outs as it is just a waste of money. The pool will need to be deep cleaned before it is put back into use, so the most cost-effective option for members would be to leave it until then.

Ian Betts, the expert pool consultant, is meeting with V&S directors at the beginning of April to initiate another search, national this time, for companies willing to undertake the contract, with a schedule of works provided. A further Section 20 notice will be issued that will give leaseholders 30 days to propose contractors.

The board decided, after advice from the managing agents, that a waiver for pool use, after a temporary leak fix until the whole pool can be brought up to standard, would not protect the leaseholders from legal liability.

The board decided to raise money for the pool now, so that a satisfactory viable quote can be swiftly accepted, the deposit paid and get the job on-site. Leaseholders have until the end of May to pay the £500 for the pool fund.

Insurance

It showed great community spirit when the managing agent for Emerald Quay Freeholders (EQF), Adur Property Management Ltd worked so brilliantly with the managing agent for V&S (No. 3), Deacon Asset Management, to help secure the very best possible adequate insurance quotes in a tough market.

Lift to The Compass

Unfortunately, the installation of the lift to The Compass by EQF has been postponed again but Deacon are working closely with them, arranging for the preparatory works. V&S, which is all leaseholders, will be paying for these, and subsequent redecoration, once the lift is installed. The cost of the lift will be met by EQF, to whom we pay ground rent and leisure centre lease fees.

EQTA

An informal meeting with a recently formed group that go by the name (EQTA) is being sought in order to establish a positive, constructive working relationship, if appropriate.

Social Media

V&S does not use social media as a formal comms channel. It would be unfair to force leaseholders to use an external commercial platform for updates. We will continue to use the newsletter, the website and the open forums (see above) to update you.

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ICO

The mix up with some of the demand email addresses was a software glitch. It was reported in the proper way to the Information Commissioner's Office and Deacon have assured the board that this will not happen again in future.

Report to...

Please report dog fouling and other dog-related issues to the dog.wardens@adur-worthing.gov.uk or call 01903 221064. This is treated confidentially.

Please report all problems with the laundry, gym and changing rooms to Deacon via the usual channels.

<https://deaconassetmanagement.co.uk>

Riverside Boundary Wall

New signage has been ordered to replace the old, dilapidated signs on the riverside wall. Quotes for gates for the riverside wall are currently being sourced due to the problem of dogs fouling the communal gardens.

New Website Coming

One of the residents has used their expert knowledge and skills, and voluntarily built a brand new, up-to-date website for Emerald Quay to simplify communications. Keep a lookout for the launch of EmeraldQuay.com

Who Runs the Leisure Centre?

Close monitoring of a situation is being undertaken whereby a group of Emerald Quay Freeholders have voted to take control of the leisure centre away from V&S. If this were to happen, it would mean that non-freeholder members amongst our leaseholders would lose their formal say in its running. We will keep you informed.

Dredging The Marina

The Emerald Quay Berth Holders Association (EQBHA), especially Andy, has completed this year's dredge in accordance with the conditions of the licence, and are busy planning another for next winter.

Laundry Payment

We are sourcing quotes for card payment machines for the laundry machines. We are investigating a way to allow residents to get coins.

Drains

Deacon have been in contact daily with Southern Water to keep the pumping trucks removing sewage until the problem with the pipes and pumping station can be resolved. Southern Water has advised that there is an issue with the main sewage pipe between Harbour Way and the pumping station. They are looking in to how to resolve this issue but there is no quick fix.