



# PLAS PANTEIDAL

## ESTATE MANAGEMENT

### PPEML Newsletter December 2023

We hope this newsletter finds you well and we wish you a Merry Christmas. We have a roundup of the latest developments and important updates from our recent Owners Meeting. As we say farewell to Mike McCarthy and thank him for his support he shares his thoughts and time at Plas Panteidal.

#### Owners Meeting

We were joined by owners virtually and in person at the October meeting where they were introduced to the newest member of the PPEML team Tony Halton who has joined the board and Yasmin Harris who has joined as our administrator. Thanks to Des for his technical support and always making us welcome a Neuadd Dyfi.

We had a packed agenda and following a quick update on the minor changes to the Articles of Association and the introduction of a Consultative Committee both are covered further in this newsletter.

We were joined by Adam Thorogood who gave wonderful insights into restoring ancient woodlands before having further updates on progress to the site including the water, electrics and sewage.

Following a comprehensive review of the funding for this year and the budget for next year, Owners were informed that the site year for 2023/24 is expected to be £2,080 taking into consideration our debts and increased costs.

We are committed to setting fees for each year based on covering our costs and liabilities. While the maintenance charge for 2023-24 is higher due to necessary site work, our intention is not to continuously increase fees at an exponential rate in the long term, but to cover immediate repair and site maintenance costs.

Plas Panteidal is a not-for-profit organisation which is run on minimal overheads with the volunteer directors doing a significant amount of the day to day operations to keep the costs down. Our primary objective is to ensure the sustainability and maintenance of the site for the benefit of all property owners, we are committed to setting fees for each year based on covering our costs and liabilities.

We will make every effort to avoid presenting property owners with unmanageable maintenance charge bills in the future and where possible delay non-essential work to avoid undue financial pressures. We were pleased to receive constructive feedback from owners during the meeting.

Thanks for all who took part and for your ongoing support.

#### Special Resolution

Members passed a special resolution to change the articles of association.

Item 11(a), in the Articles of Association be amended from "Individual Members" shall be members who have a **financial** interest in or who live in the community of Plas Panteidal and support the aims and objectives of the Company. To read "Individual Members" shall be members who have an interest in or who live in the community of Plas Panteidal and support the aims and objectives of the Company.

Item 41, in the Articles of Association be amended from The Directors may at any time co-opt any person to the Board of Directors **providing** they are a Member of the Company, provided that the maximum number prescribed in these Articles is not exceeded and no more than three such co-options shall be made during one calendar year. To read: The Directors may at any time co-opt any person to the Board of Directors whether or not they are a Member of the Company, provided that the maximum number prescribed in these Articles is not exceeded and no more than three such co-options shall be made during one calendar year.

#### Funding Appeal

Great progress has been made on improving the quality of the water but more work needs to be undertaken before it is fit to consume.

The move from the borehole to sourcing water from mountain spring has increased the cost by £38,150.

We have run out of money this year to complete the work, we are not in position to continue until next April unless more money is made available.

In the past Owners have been very generous and we are asking if Owners can help again by either giving a donation, or making a pre-payment on next year's site fee in order to get the work completed sooner.

If you have the means and you are willing to help please email @admin with 'funding appeal' in the subject header.

## Land Valuation

We are carrying out a valuation on PPEML land with the intention of making land available to owners who would like to purchase land around their property.

Communal areas will not be made available and the covenants will still apply.

If owners are interested in acquiring land around their property could they please email @admin with a diagram of the area they are interested in.

It is worth noting that in the majority of cases most owners only own the footprint of their property. Many properties have breached their footprint by having verandas, porches, seating area and parking spaces etc. which may have been in place when properties were purchased.

It might be worth checking your deeds and cross referencing to the land registry to make sure you know what you own!

## Consultative Committee

We are delighted that the original members of the PPA David Walton, Lorraine Robinson Meg and Beth Richards, are willing to initiate a consultative committee to support the board is setting future priorities amongst many other things.

A call to all members willing to join the group was made at the owners meeting. We are pleased to report that Liz Searle, Simon and Lisa Thomas have also joined the group. The group have had their first meeting and will shortly be sending out an update, anyone wishing to join please contact @admin in the first instance and your details will be passed to the group.

## Utilities (Electric)

Thank you to the owners who have submitted or made available their meter usage and who have paid their electricity bill. Please continue to send meter readings at the end of each month.

Please note our new email address, if we have not had your reading yet can you please email it now to [electricity@plaspanteidal.org.uk](mailto:electricity@plaspanteidal.org.uk)

## Covenants

We are aware that owners are continuing to breach the covenants, we kindly remind all property owners of their commitments. Those that are in significant breach will be contacted shortly to redress any liberties that have been taken. We are planning to sell/lease plots of land where appropriate to owners, but would remind everyone that the covenant still applies on their own land. We will start to issue cease and desist notices for owners who are continuing to 'land grab' and breach covenants.

## Parking & Camper Vans

Can all owners please use the designated parking areas for their vehicles and not park them in areas that obstruct the view or access to other properties, this includes next to your own property if it is not a recognised parking space.

## Queries

If you have concerns relating to the site please email [admin@plaspanteidal.org.uk](mailto:admin@plaspanteidal.org.uk)

If you have an emergency you should contact the appropriate emergency service. If you have a concern with your neighbour speak to them in the first instance. Thank you

## Last Word - Musings of a departing Director

*After 12 years of owning a chalet and 2 years as a Director with PPEML, I bid goodbye to Plas Panteidal.*

*It has been an interesting experience although not what we were expecting when together with my wife Pat we purchased a chalet. We imagined pleasant holidays in a beautiful area.*

*We did indeed have some lovely breaks there but spent far more time being involved with the PPA and attending meetings than we could ever have imagined. We made some good friends, and the final reward was when PPEML which was set up to acquire and run the site on behalf of the owners, finally bought it off the Liquidator in March 2022.*

*Since then, it has been a bit of a challenge to say the least. We knew we were purchasing a financial liability, no one else was going to take on Plas Panteidal in the state it was in. We persevered and have made improvements, it all costs money, but with the support of the vast majority of owners who have paid their service charge on time we have made good progress.*

*A minority of owners have sought ways to avoid paying their service charge, some by quite creative means. We have threatened to take bad payers to county court, and they all eventually paid up often at additional cost to themselves. The service charge is the only income PPEML has to function, so it is important that owners do pay each year.*

*We understand that some owners live on site and have modest incomes, PPEML are always willing to listen to any problems you may have and point you to organisations that can help you.*

*What we do find frustrating are the comments that sometimes get posted on social media and in emails which suggest the Directors are idiots, useless and only in it for themselves. I can assure you this is far from the case, although some may question why they would spend valuable unpaid time each month to keep PPEML functioning and make sure all bills are paid. Luckily there are people who will take on this role.*

*I hope owners will continue to support PPEML going forward, if so, I believe that Plas Panteidal will gradually be restored to its former glory and for the benefit of all owners.*

*Mike McCarthy*

We wish Mike and Pat all the very best for the future.