

THE FINDHORN VILLAGE CONSERVATION COMPANY
DIRECTORS MEETING ON MONDAY 03 JUNE 2024 7PM

PRESENT - Christine Hunt (CH), Cathy Low (CL), Donald Watson (DW), Nicole Edmonds (NE) Elle Adams (EA), Sam Russell (SR)

APOLOGIES – Frank Allan (FA)

		ACTION
1	Declaration of Interest – EA	
2	Minutes of Meeting – May 2024 Proposed EA Seconded DW	
3	Actions Arising from Last Meeting – April 2024 - not on agenda	
3.1	12.2 CL to produce signs for boats at Church Slip	CL
3.2	13.2 No progress on Bulwark at No 4	
3.3	13.4 EA is going to speak with chalet owner who may be able to help with access to water	EA
3.4	13.4 Pontoon float too large to move. Need lifting equipment to move it. CL will check with Aaron if he is working at Beach Huts and if, he could remove and potentially take to dump.	CL
4	Communication	
4.1	09/05 Aberdeen Considine – Engagement Letter	CL/CH
4.1.2	12/05 Pentagull annual invoice – approved for payment	
4.1.3	16/05 D Day 80 th Commemoration 6 th June 11.30	
4.1.4	20/05 CRTB advising 43 C registration runs out May 2025 CL and CH to review what is required	CL/CH
4.1.5	24/05 Bridget Jones, NatureScot. Requesting Meeting on 18 th June 12.30 to discuss impact on birds on the dunes. CL will invite Timothy Finnegan and Jonathan Caddy to meeting	CL
4.1.6	27/05 Collective Architecture	
4.1.7	28/05 – 3 x Beach Hut owner – uses for commercial. CL has written to advise they can have three fobs under Beach Hut right of access for leisure use. To include in response title deeds restrictions re sale of alcohol and not to be used for sale of goods	CL
4.1.8	23/05 – mediation quote	
4.1.9	30/05 ursa Gates invoice for remainder of payment – will be approved once operational	
4.1.10	30/05 – in response to email advising board had approved cost for handrail wood in larch, he was questioning change from approval of £1000 previously. CL will respond to advise the £1000 was for wood and installation. Resident is now away for most of summer. SR reported that resident can't use the steps. CL will ask Jason Brodie to quote for installing wood post and rail handrail based on Logie Timber Larch quote	CL
4.1.11	31/05– complaining re height barrier – see car parking	
4.1.12	01/06 requesting to leave car whilst on a canoeing trip from John O Goats to Findhorn (10 days) No issue with parking in car park but will respond to advise might be better to park in RFYC car park as it is more public and lite. CL will cc in RFYC on response	CL
4.1.13	Edited for confidentiality	
4.2	Social media	

4.2.1	Number of comments on Facebook regarding the payment barrier and height barrier.	
4.2.2	Paper form for registering for annual parking pass to be put into FVC	EA
4.2.3	Once Disabled signs installed at west car park, EA will put onto Facebook	EA
4.2.4	Complaint re access for water sports and height barrier – see car parking	
5	Finance	
5.1	Treasurer Report – see attached report for April and May	
5.2	Treasurer – ongoing.	All
5.3	Motorhome Income Booking May 2024 281 bookings 366 nights	
6	Land/Sales/Leases	
6.1	Edited for confidentiality	CH
6.2	Edited for confidentiality	CH
6.3	Flooding in Lanes – Moray Council have approved flood mitigation for doors and gates	
6.4	Playing Field – F&KCC donating £250 towards grass cutting	SR
6.5	Local Place Plan Stakeholders feedback – Directors completed and sent to Collective Architecture. CL will check with them to make sure none missed. Board will meet on Friday 21 st June to discuss. All Board members to review maps – please advise if you do not have access to them.	ALL CL
6.6	Edited for confidentiality	
7	Motorhome, Car Park and Toilet Maintenance Report	
7.1	4 disabled signs to be ordered for West Car Park CL will check with Jason Brodie re cost of poles for signs. Aaron Groundworks has carried out remedial work in West and East Car Park. Still an issue at the Payment Barrier Island, water collecting due to camber of road. CL to speak to Aaron. Ade has cut back the Gorse on the Dunes Track	CL
7.2	Parking Payment Barrier at West Car Park Payment Barrier was installed on 23 May, had a number of issues with barrier not working and payments not being taken. Chris from Ursa Gates was on site for three hours on Wednesday 29 th May, but barrier stopped working again on Saturday 1 st June. Barrier left open; Chris will be back on Wednesday 05 June to resolve issues. CL awaiting access to back office for parking barrier payments. Also needs show how to review users of fobs to see how often they are used etc. 80 fobs have been issues – mix of full annual access plus deposit £40, resident and beach hut owners just £10 deposit and free fobs for bin lorries, cleaners etc. All fobs are allocated on the back-office system and those that are annual will be contacted in April/May 2025 to ask them to renew annual pass, if no payment fob will be deactivated.	CL CL
7.4	Toilet Block Four boxes of toilet roll ordered and received.	

	FA away on holiday for two weeks need cover for morning checks: SR will do Tuesdays and Thursday (06/06, 11/06 and 13/06) CH will do Saturday 08/06 and Sunday 09/06 – needs keys. DW will do Saturday 15/06 and Sunday 16/06 – needs keys	CL
7.5	Motorhome – CL is looking into an alternative booking service provider that could potentially save money on costs of booking system. However, current system is very efficient. We will be with Pentagull for this year and will use the time to fully review alternative	CL
7.6	Potential solution for issue with accessing for watersports will be looked into.	CL/EA
7.7	Chris from Ursa Gates asked if our height barriers were certificated. FA has contacted AJ Engineering who made them, and CH will check with Barrier for All to ask for what is required	FA/CH
8	Armstrong Garages	
8.1	It was reported to CL that one of the main door posts between garage 3 and 4 was rotten. NE will have a look. Will probably need Jason Brodie to fix as more than handy man work. Jamie, handyman has not been on site – need to make a more formal agreement with timeframes – priorities guttering end of June and repairing rotten bottom of doors and painting doors by end of July. Jason Brodie to be asked to do felting of roof of shed at FVC that stores material for garages	NE NE/CH CL
8.2	Letter from Moray Council to advise we need to reapply for Building Warrant as out of date and there has been changes in legislation. NE will speak with Architect to get timelines	NE
8.3	Vacant Garage – Heather Ripley has vacated garage and returned key. Car that was in the car has been left outside. CL to write to Heather to ask that it is removed.	CL
8.4	Edited for confidentiality	CL
9	Membership Report 235 members 183 (77.87%) associate 51 (21.70%) and 1 junior.	
10	Findhorn Path General ongoing tidying up. Stone Mason – NE met with at RFYC corner. He has asked for access past CH house to bring stone down to site.	NE
11	Projects	
11.1	Trip Lines – Ongoing	DW
11.2	Beach Steps – wood ordered for platform at West car park	CL
11.3	Edited for confidentiality	
11.4	Allotments and Trees NE asked that Ade do more strimming. NE met with Heather re Lichen study. Heather advised that there are four trees newly planted between motorhome stopover and north toilet block. They could affect the lichens in this area. Trees to be moved to playing field area. NE will arrange. EA will email members to ask them about adopting trees to do watering.	NE EA

12	General Board	
12.1	Policies Update – Approved policies have been uploaded to web site. Land and Leases to be put onto template and then uploaded to website.	CL EA
12.2	Canoes and boats at Church Slip CL will make signs for the boats at Church slip asking that they provide name and contact details and a photo of craft. Also to remind them that crafts to be removed by end of October. DW will put onto crafts	CL/DW
13	AOCB	
13.1	Funding available for feasibility study for nature reserve. Mapping of sea grass – Neighbour Ecosystem Fund. EA will speak with Roy from Nature Reserve.	CH/EA
13.2	Edited for confidentiality	CH
13.3	SR raised query from FRA about bin at end of Beach Road, could it be a larger bin. CL advised it is emptied daily including weekends. Moray Council historically would not put large bin there due to fly tipping. CL will contact Moray Council to ask if there is any change and larger bin can be installed. Alternatively if another bin could be installed further into the car park.	CL
13.4	SR raised from FRA about putting 'Public Footpath' sign up on TFVCC land near the track that goes from marina road past Bundon to the bay. CL advise it was not the sign that was the issue with residents it was they had advised it was not a Public Footpath. SR will speak with residents.	SR
13.5	NE raised that there are areas where Hogweed has regrown. NE will speak with Timothy Finnegan to ask if he can remove.	NE
13.5	DW – weekly fish van is looking for a place to park on a Saturday. It was suggested parking in Church area, or garages. DW will speak with them.	W
13.5	DW advised that friends staying with them wish to donate to the Church Fund.	DW
13.6	DW raised that there was no plaque recognising the ship Alert which sunk off the bar. SR will speak to Heritage Centre.	SR
13.7	Sauna ground rent proposed per month. EA to be asked to set up a standing order.	EA
13.8	The barrier at the East Car Park which leads from car park to track between car parks barrier is missing it counterweight. CL to ask Aaron Groundworks if they can make a concrete block for counterweight. This will stop vehicles moving the stone and accessing the track.	CL
13.9	CL asked that the Board think about how TFVCC land and building are being used. With the potential purchase of the Church there is a need to evaluate what current uses and if making best use. This will also hopefully come clearer with the work of Collective Architecture for Local Place Plan.	
13.10	DW raised that the 'Donation' stickers on the honesty boxes that have been relocated to the East Car Park have come off. DW will arrange for new stickers.	DW DW

	Also noted that one of the honesty boxes is located at the bottom of the no step access ramp, this needs to be moved as giving the impression donations are for ramp not parking. DW to arrange	
	Date of Next Meeting – Monday 01 July 2024	
	Minutes Proposed by SR	
	Minutes Seconded by EA	
	Chairman CH	

