

The Langdale Owners' Club Committee met by video link on 13th September 2024. The Club's management accounts were reviewed and the Committee noted that property management costs continue to run below budget, chiefly due to staff shortages.

Morgan Bell has been appointed as Timeshare Operations Manager. His initial focus has been on housekeeping, though he has also revised the format of the Monday Owners' meetings which has resulted in increased attendance.

The Committee was informed that as part of Health & Safety management it will be necessary to conduct a full fire drill (evacuation), including timeshare properties which have multiple occupation (Chapel Stile and Elterwater Hall). The Management Company will arrange this.

Sample living room sofas have been placed in a number of units and will be available for Owners to try out on changeover days. Sample armchairs have been placed in the mezzanine at Stove.

Projects for the coming maintenance period were discussed. The main project is the refurbishment of Beckside and Brackens; although Beckside is still scheduled for November/December, to smooth workloads Brackens will now be refurbished in January. Other major projects include replacing most of the drying cabinets, a number of "blown" window units and 47 distribution boards (to comply with recent Electrical Installation Condition Reports).

The repairs to Founders' Seat are due to be completed in October. Unfortunately the trim trail area remains closed for the time being.

Final arrangements were made for the Owners' Summer meeting on Sunday 22nd September near Birmingham. The event will be livestreamed so that Owners can take part online. So far around 180 Owners had registered their interest in attending.

The Management Company reported that a growing number of timeshare guests were charging their electric vehicles by "daisy chaining" extension leads from inside their units. The Club's insurers had said that were a fire to occur as a result of this it would not be covered by the Club's insurance policy. It was agreed that a new Club Rule may need to be introduced to address the situation.