



SANDY BAY PARK RESIDENTS ASSOCIATION

(sandybayparkra@gmail.com)

Mins of meeting with Management and QRA

1st June 2026

Present; Management reps: Tracey Clarke (TC) Delia (D) Holly (H)

QRA reps: Emmett Larner (EL) Linda Shillabeer (LS) Tracey Wakeling (TW)

Mins of QRA Committee Meeting

2nd June 2026

Present; Emmett Larner (Chairman) (EL) Linda Shillabeer (Vice Chair) (LS) Jan Tormey (Treasurer) (JT)

Dave Phillips (DP) Harry Toms (HT) Nora Holman (NH) Belle Robinson (note taker) (BR)

Apologies; Tracey Wakeling, Tracey Harris

- 1) Newsletter: TC confirmed that a newsletter would be circulated within the next week.
It was noted that we have not received a newsletter for some time, and would be interested to see what was going to be in this one.
- 2) Fence at Bayside and beyond, consultation: TC confirmed that she had spoken with Andy Shutler, the cost of the fence would be in the region of £45,000. Due to legal costs involved in the tribunal, Management have confirmed that this will be put on hold till later in the year. TC also confirmed that the Herras fencing on the perimeter of the park will be made more secure and robust. The Thorney Bay Watch volunteers have confirmed that the storage unit at the perimeter of the park will again be painted with anti climb paint to stop youths gaining access to its roof.
- 3) Sign on hut at entrance to park: TC confirmed that the sign on the side of the wardens hut can be moved so it is clear for people driving in, as to where they need to report to.
- 4) Herras fencing at gate to Mermaid way, to be removed as agreed.
- 5) Coastal smells, TC confirmed that a test was undertaken by R A Dalton, but that not obvious reason for any smells could be found. TC will forward to the QRA the report.
This is still an ongoing issue and DP disagrees with the report, and believes the test was incorrectly carried out. He stated this could lay in abeyance until he was in situ as the new Chairman. EL agreed this would be left for the new QRA to pick up in September 26.
- 6) Recycling update: TC confirmed that she had received some feedback to the consultation and that the following would now apply to recycling on the park

Food caddies would be provided. a small caddie for indoors and a larger lockable caddie for outside.



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Recycling (Pink bags) would be collected on a Friday

General waste would be collected on a Monday

Everyone agreed this should be commencing shortly, once bins and instructions from management received.

- 7) Rainwater downpipes on phase 3 still complaints, TC asked for names and addresses, which the QRA will provide from the emails sent in. Kevin O'Leary may also have some names.
- 8) Gas boilers, no certificates with owners Holly requested that all owners who do not have these certificates should contact her, and she will endeavour to have these provided. It was agreed that some of these certificates may be on an online system, but this can be checked. TC reminded the group that gas safety tests should be undertaken yearly to ensure that warranties were compliant... Emmett will look into and chase this.

This is still being looked into and information will be given once its available

- 9) Messages concerning some residents sent to all residents. Some residents objected to being copied into this message. Delia confirmed that this had been sent to all residents as at the last open sales day there had been some very rude and offensive comments made to staff.
- 10) Table tennis equipment, do staff keep this as they have told residents they know nothing of it. Delia confirmed that there was a table tennis net and other equipment in storage but no table. EL stated that both the table tennis table and the donated pool table had been broken by residents/family. TC suggested that she may be able to provide a new folding table and that she would report back to the group.

A suggestion was made that we could apply to the Rotary Club for a donation, but talks about where to keep any new tables (table tennis or pool table) etc. as the others had been damaged when left outside under the arches. It was suggested we wait till we get the bigger new facilities with the hope of keeping in inside. This was left for the new QRA to follow up, once facilities were in hand.



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11) Menu for the bar and lack of Bacardi. TC confirmed that the new menu would be available in June, that some items had price increases but that most were at the same price. Delia confirmed that the bar had run out of Bacardi, but that going forward the ordering of drinks would be monitored closely and that this situation should not occur again.

12) Sale of Sandy Bay, confusion as to whether we are included in this overall sale: TC confirmed that Sandy Bay was part of the sales package. Once the sale completes to Aermont, it would be they that provided funding for the park.

Until the sale of Sandy Bay goes through whatever legalities needed, which will probably not be till the last qtr. of 2026 there was not much else to be said on the subject.

13) Staff accommodation is it staying where it is? TC confirmed that for some time these homes would remain where they are. The homes are for staff working onsite, including some of the ground work staff.

14) Have all staff that cook been trained, staff have advised residents that all bar staff are cooking Delia confirmed that all staff in the kitchen were food and allergen trained and that some staff assist with the preparation of puddings.

It was mentioned that staff had told some residents that they had been cooking in the kitchen on various occasions, HT said they were not trained cooks and should not be used as such. The QRA will see if complaints have arisen from this

All staff that work in the kitchen are trained; they also complete food hygiene training and food allergens. As stated by TC.

15) Suggestion box feedback: TC and Delia confirmed that there had been some very good feedback regarding entertainment and suggestions for the bar. It is proving to be a success.

It was asked if there was a record kept of the suggestions, if not was one going to be started, this will be followed up for our next meeting

16) World cup plans in the bar: Delia confirmed that the bar would remain open for the England 9pm and 10pm games, but that it would not stay open should England get through to later stages where games start at 2.00am She also confirmed that bunting etc was on order.



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It was asked if food was going to be provided for these events, as given the timings the kitchen will be closed. If not would it be ok to order in food. This will be asked and people will be updated once a response is given.

17) Can the pool sun area be used when the pool is closed, eg last weekend when the pool was closed for two days. TC stated that this could not happen, as the pool would need to be covered and this in itself might be a hazard should people try to access the pool or fall into it. TC confirmed that the shower that had been out of commission would now be working again, and that a tidy up around the changing room area had been requested.

AOB:

TC confirmed that she had instructed the construction manager to ensure that the Tarmac lorries did NOT park on residents drive ways but park further into the park where there is less traffic/

Youths on the park in Pebble way. TC confirmed that one of the youths gained access via the gate and a card, that they had in their possession. Once the fobs are linked to all gates, this should stop being an issue. IF the fobs are given to any non resident who then gains access to the park and causes issues, this will be traced back to the address on park linked to that fob. The networking for this should be complete in June.

Rules of the park, these are being changed to reflect the changes on the park, including recycling and will then be open for consultation.

EL stated that the rules of the park were again becoming an issue, and that TC has said that these were again being looked at , but would need another consultation period before they can be accepted. EL (and later DP) will keep progress of this issue in mind.

Facilities: TC confirmed that there were no delays to the facilities progress, and that the normal planning conditions were being worked through. People are reminded that they can look at all documents on the planning portal or request an appointment with the planning dept to look at the documents.

If residents wish to holiday at another Park they can do so and benefit from a discount. However, they must do this via the call centre by phone NOT via the website.

EL stated he had taken his family to visit Broadland Sands, which is a Park Holidays site. He said it was excellent and well run, he also believed that our facilities would be a similar version of the ones there.



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Broken decking glass: TC confirmed that if decking glass shatters the resident should contact customer care who will arrange for maintenance to assist with clearing the glass, and that repositioning of glass should be arranged with UK Sundecks.

Tribunal: TC confirmed that Tozers the solicitors for Park Homes confirmed that all information sent to Amanda Bastable regarding the residents she and EWO are representing is compliant, and that no breaches have been made. They reminded TC that packs are individual and that no one apart from Amanda Bastable can see the information.

There will be another window opened for members to apply to be on the committee of the new QRA. This is following some complaints as there were nominations received after the initial closing date earlier in the year. So this is giving all members a chance to apply if they are interested. The nomination window will be from Wednesday 10th June until 5pm 24th June. More details will follow nearer the opening date.

The new QRA chairman has stated they will only need 5 committee members, as well as the chair, Secretary, Treasurer and Vice chair. As there are already 8 people who applied this will automatically require a vote and will include any new nominees. There will also be a requirement for a vote for the Vice chair as there were 2 nominations. Voting will take place from 25th June until 5pm 1st July. The counting of votes will take place on 2nd July. Again more information will be sent nearer the time.

LS suggested to the DP (new QRA Chairman) that he might like to set up a meet and greet session with the new secretary and treasurer, possibly during the nomination window so people could get to know the Chairman and put a face to the name before putting themselves forward for a committee role. He said he would think about it and arrange it if he decided to go ahead with it.

DP asked about the handing over of the accounts and bank details etc, JT said they would be given to him and be signed off by EL and other holders nearer the handover time. JT also stated that the books were completely up to date and correct.

NH said she was liaising with JT on the renewal of memberships. JT has prepared everything the street champions would need. It is hoped the forms/monies can be collected during July, the fee will remain the same £6pp.

Meeting concluded 8:50pm