

2 Corner Green
London
SE3 9JJ

Telephone: 07739976277

e-mail: treasurer@corner-green.co.uk

Sunday 20th August 2023

Dear Company Member,

**CORNER GREEN RESIDENTS SOCIETY LTD – ANNUAL MEETING
2023**

The 2023 Annual General Meeting of the Company will be held at 7:30 p.m. on the evening of Tuesday 12th September at St Michael's Church Hall, 1 Pond Road, London, SE3 9JL.

The order of business will be as set out on the agenda overleaf. The 2022 AGM minutes, treasurer's report and 2022-23 accounts are attached. Other reports will be made verbally or circulated prior to the meeting. If you wish to submit a motion to the meeting under item 11 please get support from at least one other member from a different household and submit the signed motion to me by Friday 1st September.

If you cannot attend the AGM yourself you may appoint a proxy. This must be done in writing using the form accompanying this notice and the form must be deposited with me by 7:30 p.m. on Tuesday 5th September.

The level of monthly service charge will be agreed under the Treasurer's report and accounts item. I am recommending the service charge is increased to £150 per month.

Yours faithfully

Nikolaj Thuesen

Treasurer

Corner Green Residents Society Limited

Form of Appointment of Proxy

Name of company member

.....

Address of company member

.....

I(we) appoint the person named below to vote for me (us) at the 2023 Annual Meeting of the company to be held on Tuesday 12th September. This form is to be used in accordance with the specific instructions set out below. Unless so instructed, the proxy will vote as they think fit.

Name of proxy

.....

Address of proxy

.....

Specific instructions regarding voting:

.....

.....

.....

.....

Signed

Member/s)

(Company

Date

Please submit this form to Nikolaj Thuesen, 2 Corner Green, by 7:30pm on Tuesday 5th September at the latest. Appointments of proxies cannot be accepted after that time.

Corner Green Residents Society Limited

2023 Annual General Meeting

Tuesday 12th September 7:30 pm – St Michael's Church Hall, 1 Pond Road, London,
SE3 9JL

AGENDA

1. Apologies for absence
2. Minutes of 2022 AGM (attached)
3. Directors' Report
4. Election of Directors
 - a. For re-election
 - i. Andrew Gibson (no 6)
 - ii. Nikolaj Thuesen (no 2) [Treasurer]
 - iii. Tristan West (no 14)
5. Treasurer's Report and Annual Accounts for the Year Ending 31 March 2023 (attached)
6. Appointment and Fixing Remuneration of Auditors
7. Garden Committee Report
8. Neighbourhood Watch Report
9. Works Report
10. Sustainability Committee Report

11. Motions from Members (circulated to members at least one week ahead of the meeting, if applicable)

Motions received so far

Increasing CGRS service charge

The service charge has not been increased for 10 years and the current inflationary climate means the service charge needs to be increased to sufficiently cover future costs. Please see the attached treasurer's report for further details.

Proposal:

1. Increase the CGRS service charge to £150 per house per month.

Clarify limits on directors discretionary spending

Proposal:

1. Directors discretionary spending be limited to £10,000 between AGMs.
2. Directors discretionary spending be limited to £2,000 for any single item.
3. The "Information for residents" document be updated to reflect these changes.
4. A motion restating these limits is made at each future AGM.

Repainting Corner Green

Glews have supplied a reasonable quote in line with inflation. No further quotes have been obtained as the quality of the past work has been satisfactory. It is proposed that a pre works inspection be carried out and a post works survey performed. Glews will perform

the pre work inspection in time for residents to complete any necessary work. Roger Barron to be appointed to carry out the post works survey as in previous years.

Proposal:

1. Approve quote from Glews
2. Approve Roger Barron survey post works

Establishing subcommittees for Works and Social Events

The current directors do not have adequate time to organise works and events. New subcommittees will allow volunteer residents to take charge of projects or events as deputies to the directors.

Proposal:

1. Establish a subcommittee to manage works projects. With a budget of £1000 delegated by the directors annually, to be reviewed at the next AGM
2. Establish a subcommittee to organise and coordinate social events for the the green with a budget of £100 delegated by the directors annually, to be reviewed at the next AGM

Removing the Minister's tree

Alan Brignall has advised the directors that the minister's tree "has severely died back and is in decline. I doubt anything can be done to reverse its fortunes and recommend that you consider felling it before it becomes potentially hazardous."

The directors have requested quotes from 3 tree surgeons to carry out this work.

Proposal:

1. Approve work to remove the minister's tree by either one of the following tree surgeons: Nemus Tree Care, Oxleas Tree Care or Alan Bignall.
2. Authorise gardening committee to investigate replacement

Clarification of definition of an extension

Supporting statement

Proposal:

1. Any deviation from original footprint

New Signage for Corner Green

As discussed at EGM new signage is proposed for Corner Green. Please see the attached file for details. Residents must agree on colour scheme and font type.

Proposal:

1. Accept quote in parts or fully,
2. Agree colour scheme and font style

Electrical Check of Garages

The electrics of many of the garages are very old. This is potentially dangerous. Members have also enquired about the possibility of using the electrical supply of their garage for charging an electric vehicle. An electrical survey will allow CGRS to assess the need for

any safety critical work and the suitability of the systems for uses such as charging vehicles.

Proposal:

1. The directors be authorised to arrange for Blue-Lite to conduct a survey of the electrics of every garage.
2. Arrangements are made for Blue-Lite to have access to every garage as required to perform this check.