

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Wednesday 30th April at 8.30 pm at Princess of Wales

Attendees: **Louise Shen – No 23**
Mark Helm – No 8
Tristan West – No 14
Andrew Gibson - No 6

Apologies:

Subject	Action
Companies House Andrew to review and update shareholders list as necessary.	Andrew
Bank Accounts Andrew to explore alternative bank accounts to Lloyds and Co-Op are viable.	Andrew
AGM Follow up Painting to move to 3 years not 4 years. Mark to coordinate with Dick about organising the next painting for 2027. Extra garages - Louise has sent invoices for these.	Mark and Louise

<p>Redoing the paths</p> <p>We should consider if any parts need doing urgently.</p> <p>Directors conducted a walk around inspecting paths and roads on 8th March. Mark took notes and shared with potential contractors to source quotes. He currently has 2 quotes and is pursuing a third.</p>	<p>Mark</p>
<p>New Signage</p> <p>The sign next to number 1 is in need of renewal. Mark to investigate if there is an efficient solution to this. This may involve someone touching up the paint on the existing sign.</p>	<p>Mark</p>
<p>Electrical Works</p> <p>Andrew's Solar contact Tom -</p> <ul style="list-style-type: none"> • Street lights are directly fed by UK Power - so cannot link to solar or meter them. Does this mean that we do not need to pay for it? Andrew to query with Greenwich Council. • Garage electricity - panels on top and bottom garages (rough estimate £15k) could feed all communal electricity and every garage running 1 or 2 appliances. This would require batteries to be installed. Quote to follow. • His view is that the garage roofs will not need reinforcement. • Car charging - both supplies are single phase. Can either apply to the grid for three phase if we want a rapid charger, if not charging speed would be slower. This will require electricity to be drawn from the grid. <p>Tristan and Andrew arranging a meeting with Rose and Mac to discuss this and other options.</p>	<p>Tristan + Andrew</p>
<p>Lorry request from no 62</p> <p>No 62 have asked for the largest size of a lorry that can come down our road. There is a concern that big vehicles could damage the road, but it is unclear whether it is possible to place a restriction on vehicle size.</p> <p>Andrew wrote a note explain our concerns. But this was ignored. Andrew to re-send.</p>	<p>Andrew</p>

<p>Enhanced Audit Requirements</p> <p>Porter Garland have sent Louise the questions that need asking. She is currently reviewing.</p>	<p>Louise</p>
<p>Cator Estate Road Charge</p> <p>BCER Ltd have invoiced us for our annual fees. These include an additional tranche of £1689 to cover expenses for renewing the Cator Estate roads, and a discretionary portion of £330.</p> <p>Directors agreed to pay the road charge, but not the discretionary portion. This is in protest at the handling of the road renewal. This will leave a total of £4400 to be paid.</p> <p>Since then BCER said that residents would not be issued with parking permits until the non-mandatory portion is paid, we had not previously been informed of this. To avoid causing issues to members the directors have grudgingly paid the non-mandatory portion for this year.</p>	<p>Louise</p>
<p>Asbestos</p> <p>In a conversation with Andrew, AllType roofing told him that they can remove the asbestos from all our houses and replace with a form of concrete. He will provide us with a quote for this.</p>	<p>Andrew</p>
<p>Span Together</p> <p>Mark attended the meeting on 24th April.</p> <ul style="list-style-type: none"> • Other Span estates are very interested in our solar investigations. • All were against the Padel courts and the development in the station car park. • Several estates have been suggesting that their residents use the “Wait and Collect” service rather than skips. • Other estates were also unaware of the issues with BCER “non-mandatory” charge. • The Hall used Seasons to do their roads about 10 years ago and were impressed with the quality of the work. • The Keep once tried switching from member-directors to a property management company, but were not complimentary 	

<p>about this experience as member were still required to supervise the company.</p> <ul style="list-style-type: none"> Open House on 13th September 2-5pm. They want 4 or 5 Span estates to wander around. 	
<p>Open House</p> <p>Open House on 13th September 2-5pm. They want 4 or 5 Span estates to wander around the communal spaces. Mark has told his contact on Span Together that we would be happy to accommodate these. Mark has volunteered to act as a guide.</p>	Mark
<p>Website</p> <p>Tristan to upload recent minutes to the website as he has fallen behind on this.</p>	Tristan
<p>Seasons Invoices</p> <p>David Hollick informed Nadine that we have some unpaid invoices totalling several hundred pounds. Louise has checked these and they were never sent to directors, but they all seem reasonable. All are happy for these to be paid.</p>	Louise
<p>Seasons Price Increase</p> <p>Seasons are increasing their recurring costs from £498 to £624 (both incl VAT). This is the first increase since at least 2017, so all directors agreed that it is reasonable, subject to the Gardening Committee being happy with their work. Louise to check this..</p>	Louise
<p>Investing savings</p> <p>Louise has identified several low risk accounts with Lloyds. The interest from this will cover VAT registration. Tristan to approve transfer.</p>	Louise and Tristan