

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Tuesday 20th MAY at 8.30 pm at Princess of Wales

Attendees: **Louise Shen – No 23**

Mark Helm – No 8

Tristan West – No 14

Apologies: **Andrew Gibson - No 6**

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
Painting Painting to move to 3 years not 4 years. Mark to coordinate with Dick about organising the next painting for 2027. Dick has spoken to Glews and provisionally booked in for March-April 2027, but they are unable to give us a quote for costs until next year.	Mark and Louise

Extra garages - Louise has sent invoices for these.	
Redoing the paths 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 a quote from Seasons, is meeting Planet Turf for another on 10th June, and has a third from another set of landscapers.	Mark
New Signage Mark has repaired the sign near number 1.	Mark
Electrical Works Andrew and Tristan met Rose to discuss our current options on electrical works. There are three possible work packages currently under consideration. These would each require an EGM to move forward. They are: 1. Rewiring the garages. 2. Installing solar panels to power the communal electricity and also provide some power to the garages. a. We are currently awaiting a quote from Andrew's contact Tom for this work. 3. Installing car charging. Before any of these can occur an electrical survey of the current garage electrics would be necessary. Rose and Mac previously explored this last year and had a quote for around £400 to do this. The directors have asked Rose to enquire with the electrician who had previously quoted for the survey for an updated quote. Subject to this not increasing too much, the directors have in principle approved this survey taking place so that members can be properly informed in decision making on the points above. NB Garages are owned individually, so any work on a garage would require the permission of the owner..	Tristan + Andrew

Lorry request from no 62 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. Andrew wrote a note explaining our concerns. But this was ignored. Andrew to re-send.	Andrew
Parking Enforcement The parking enforcement company require us to have an impractical amount of signage. Mark has challenged this and come to a compromise for 4-6 less obtrusive signs. He will put these up once he receives them.	Mark
Enhanced Audit Requirements Porter Garland have sent Louise the questions that need asking. She is currently reviewing. Once complete she will circulate around the other directors before sending to Porter Garland. As part of the audit Louise will submit the minutes of all directors meetings from the last year. Tristan will provide her with these.	Louise + Tristan
Asbestos In a conversation with Andrew, AllType roofing told him that they can remove the asbestos from all our houses and replace it with a form of concrete. He will provide us with a quote for this.	Andrew
Open House Open House on 13th September 2-5pm. They want 4 or 5 Span estates to allow people 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.	Mark

Website Tristan to upload recent minutes to the website as he has fallen behind on this.	Tristan
Seasons Invoices 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 so they have now been paid.	Louise
Seasons Price Increase 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 confirmed that they are happy, and has confirmed with David Hollick that we are happy to pay the increased price.	Louise
Investing savings Louise has identified several low-risk accounts with Lloyds. The interest from this will cover corporation tax if necessary. Tristan to approve transfer. Louise will also invest £50k to cover the costs of the painting for the next year.	Louise and Tristan
Roof cleaning We had roofs cleaned in Autumn. Had previously done it in the spring too. Louise to ask Grant about if this is necessary.	Louise
Outstanding charges for number 18 The estate charges for March and April 2025 are outstanding for number 18 following Claude's passing. Louise to speak to Claude's son Joel to ask about the progress of probate and discuss the arrangements around estates charges with him.	Louise