

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Tuesday 17th June 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. This will cost £34, so we will wait until ownership of number 18 is clarified before doing this.	Andrew
Bank Accounts Andrew to ask Monzo whether they can offer business accounts for companies without a person of significant control. Tide, Wise and Starling are unwilling to offer accounts to not for profit organisations so are not suitable.	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 booked us in for March-April 2027, but they are unable to give us a quote for costs until next year. Extra garages - Louise has sent invoices for these.	Mark and Louise
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, and another set of landscapers. He also got a quote from Planet Turf for £2040 incl VAT. This is above the £2000 discretionary spending limit but represents good value and they come recommended by the Hall and Hallgate. Mark will ask them if this can be reduced by £40. If so, all directors approved that we should go ahead with the work.	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
Parking Enforcement We have now received updated signage for parking enforcement and Mark has put these up around the estate. Tristan to send out a note to all residents informing them of this once Mark has confirmation from UKPC that our scheme is compliant with their rules.	Tristan

Enhanced Audit Requirements Porter Garland have sent Louise the questions that need asking. She has responded to these and will circulate Porter Garland's response once she receives it.	Louise
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. The quoted price for this is £83,000 +VAT to do this for all 23 houses. Or around £6,000 per house if done on an individual basis. We will discuss this with members at the AGM. Mark will also raise this at the next Span Together meeting.	Andrew + Mark
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
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, but to date they haven't issued an increased invoice.	Louise

New plants The gardening committee requested approval to buy new plants totalling £580 for the green. The directors approved these but current hot weather means that planting conditions are unfavourable, so this will be done later in the year.	
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 Louise arranged for Grant to clear our roofs next week. Tristan has informed members.	Louise
Outstanding charges for number 18 The estate charges for March, April and May 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
AGM Date Directors will circulate possible dates and settle on a date at the next meeting.	
Neighbourhood Watch The Cator Estate have established a joint Neighbourhood Watch whatsapp group. Mark is a member.	Mark