

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Tuesday 5th August 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
Draft Accounts Louise talked us through the draft account she has received from Porter Garland. She is working through their questions. As part of this she will need copies of the minutes of Director's meetings for the last year, Tristan will provide these.	Louise + Tristan
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 asked Monzo whether they can offer business accounts for companies without a person of significant control but they cannot. Tide, Wise and Starling are unwilling to offer accounts to not for profit organisations so are not suitable.	Andrew

Redoing the paths Mark arranged for Planet Turf to replace the railway sleepers, and resolve the issues with the most dangerous areas of paving. This work was conducted in July and came to a total cost of £1998. The next piece of work that is needed is renewing the tarmac on several areas of the estate. This will be brought as a motion to the AGM.	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. This has been more complicated than initially hoped for, due to the need for sufficient signage. He is now negotiating this with them to find a compliant solution without excessive signage.	Mark + 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. 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. This is becoming a pressing issue as several houses have had issues with the asbestos failing. We will discuss this with members at the AGM. Mark will also raise this at the next Span Together meeting.	Andrew + 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.	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.	
Roof cleaning Louise arranged for Grant to clear our roofs next week. This was done in July. Grant has been paid £350 for this.	Louise
Outstanding charges for number 18 The estate charges for March, April, May, June and July 2025 are outstanding for number 18 following Claude's passing. Following correspondance with Joel and Dick, Louise will send an invoice for these outstanding charges to the executors of Claude's estate.	Louise

AGM Date

Directors provisionally settled on the 30th September for the next AGM. They will begin collating the required documents and Louise will enquire on the availability of the church hall. If this is available, Tristan will circulate a save the date notice to members.