

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Tuesday 18th November 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
David Howes - No 7 (non-director) from 9pm

Apologies:

Subject	Action
Alternatives to audit The enhanced audit requirement from Porter Garland means that our costs are increasingly expensive. David Howes has volunteered to look at options for alternatives. Louise to liaise with him on this.	Louise
Companies House Andrew to review and update shareholders list as necessary. This will cost £34, so we will wait until ownership of numbers 12 and 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. In light of their takeover Co-Op have changed one of our accounts to a type where we must pay £8 a month.	Andrew
Electrical Works and Car Chargers David has done a lot of work scoping out options for car chargers and written this up as a memo. Tristan to circulate this to members. His recommendation for a next step is to commission Solis to do a survey of both the electrical works required for communal chargers and a sample of the garages. Directors accepted this recommendation subject to the cost of the survey. David will get a quote and send this to directors for approval.	
Electrical Supply Louise to dig out correspondence in the treasurer's mailbox that show Greenwich council agreeing to adopt the lampposts. Once she has this she will reengage with the council over the bills for our unmetered supply. She will also research the options for our metered supply.	Louise
Parking Enforcement One of the parking enforcement signs has been graffitied. Mark to replace with another.	Mark
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	Mark + Andrew

houses have had issues with the asbestos failing. We will discuss this with members at the AGM. The AGM voted to commission an independent survey of the state of the asbestos on the buildings. Mark has had conversation with Daniel from the Plantation on their experience of replacing asbestos soffits. They replaced their asbestos with plywood backed with insulatio following a survey conducted by Danny (their favoured builder - 07831 981100) and receiving 3 quotes. Andrew will contact him to enquire about organising a survey. The buyer of no 12 wants to conduct an asbestos survey. Andrew has let them know that the directors intend to do a green wide survey.	
Fibre Optic Broadband Fibre is being built near Blackheath Park by KNTC; they are due to build out Fibre Optics for Openreach in the next year or so. Directors will monitor progress on this.	
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.	
Plants near number 9 Some plants near number 9 are overgrown and spreading over the garage roof. They would like these to be pruned back. The quote for this work is £675. Louise and Nadine assessed the constituent parts. 1 tree is overhanging a their garage. Number 9 are welcome to commission work on the other 2 trees but this would need to be at their own cost.	Louise
Tree near number 4 Pond Road Clear the light Louise to speak to Nadine about this.	Louise

Roof clearing The trees have now dropped the bulk of their leaves. Louise to speak to Grant to organise for him to come and clear our roofs.	Louise
Outstanding charges for number 18 The estate charges for March - October 2025 are outstanding for number 18 following Claude's passing. Following correspondence with Joel and Dick, Louise will send an invoice for these outstanding charges to the executors of Claude's estate.	Louise
Broken links on website There are broken links on the website for items like the Scheme of Management. Tristan to fix these.	Tristan