

## **CORNER GREEN RESIDENTS' SOCIETY LIMITED**

### **DIRECTORS MEETING**

**Wednesday 8th July at 8.30pm at Princess of Wales**

**Attendees:**                **Louise Shen – No 23**

**Mark Helm – No 8**

**Tristan West – No 14**

**Apologies:**                **Andrew Gibson - No 6**

| <b>Subject</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Action</b> |
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| <p><b>Corner Green Summer Party</b></p> <p>This was held on 14th June and was well attended and widely enjoyed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Tristan       |
| <p><b>Electrical Works and Car Chargers</b></p> <p>David (no 7) has done a lot of work scoping out options for car chargers and written this up as a memo.</p> <p>His recommendation for a next step is to commission Herbie Sollis to do a survey of both the electrical works required for communal chargers and a sample of the garages. He has previously done this to help the Keep install their chargers.</p> <p>The Directors accepted this recommendation subject to the cost of the survey. David will get a quote and send this to directors for approval. However, Herbie Sollis has not responded to David's requests for help, despite much following up. As such David has reached the end of what he can do to help. He is willing to</p> |               |

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| <p>share his documents and research with anyone else who would like to take this forward. Rose (no 1) picked up the baton and has had more joy in getting a response from Herbie. She's collecting quotes ahead of the AGM.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               |
| <p><b>Asbestos</b></p> <p>AllType roofing told us 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.</p> <p>The AGM voted to commission an independent survey of the state of the asbestos on the buildings. Mark has had conversations with Daniel, a Director at the Plantation on his estates experience of replacing asbestos soffits. A good proportion of houses there have replaced their asbestos panels with plywood backed with insulation. The Plantation requested 3 quotes from builders experienced in asbestos removal and one of them Danny has said that he would be willing to do a survey for Corner Green. Andrew will contact him to enquire about organising this.</p> <p>Nik from no 2 has been in contact to share that he has received samples for another alternative to asbestos. Andrew will speak to him about this.</p> | <p>Andrew</p> |
| <p><b>Fibre Optic Broadband</b></p> <p>Open Reach engineers have now installed fibre optic cabling around the Green. But for residents to be able to receive fibre broadband this will need to be connected to individual houses and to the trunk lines linking to the wider network. It is unclear if the latter step has yet been completed. Directors have been told that residents will need to wait to hear more from Open Reach about the former. They will share any further information they have with residents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |               |
| <p><b>Outstanding charges for number 18</b></p> <p>There are outstanding estate charges for number 18 for April onwards. Louise will send an invoice for these outstanding charges to the executors of Claude's estate.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Louise</p> |

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| <p><b>Broken links on website</b></p> <p>There are broken links on the website for items like the Scheme of Management. Tristan to fix these.</p>                                                                                                                                                                                                                                                                                                                                        | <p>Tristan</p> |
| <p><b>Website refresh</b></p> <p>The CGRS website would benefit from a refresh. Tristan and Mark will work together to do this.</p>                                                                                                                                                                                                                                                                                                                                                      |                |
| <p><b>Span Together</b></p> <p>The Span Together group has been a useful avenue for knowledge sharing and information gathering between Span estates on the Cator Estate. The directors feel it would be useful to report back on these discussions as part of the next AGM.</p>                                                                                                                                                                                                         |                |
| <p><b>Painting</b></p> <p>Dick has asked Glews to give us a quote for repainting Corner Green in 2027. Mark has received details of 3 other companies who have done painting on other Span Estates. Directors have received a quote worth £49,968 for this. This is a 6.7% increase on the cost of the last repainting. The directors feel this is acceptable. Due to the size of this quote this requires approval at a general meeting. We will bring this as a motion at the AGM.</p> |                |
| <p><b>Repairs ahead of the painting</b></p> <p>Ahead of the painting in 2027 residents should ensure that necessary repairs are carried out ahead of this.</p>                                                                                                                                                                                                                                                                                                                           |                |
| <p><b>Planting Scheme Plan</b></p> <p>In previous discussions with the Gardening Committee we agreed that having a planting scheme designed in consultation with members.</p>                                                                                                                                                                                                                                                                                                            | <p>Mark</p>    |

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| <p>Mark spoke to Nadine about this, they have spoken to David Hollick about this and he is preparing a proposal for this. Mark to monitor.</p>                                                                                                                                                                                                                                    |                  |
| <p><b>Fig Tree on Corner Green</b></p> <p>Seasons pruned the self planted fig tree near the junction of Corner Green and Pond Road. They will send us an invoice for the disposal of the tree. Louise to review invoice and raise payments if they are acceptable.</p>                                                                                                            | Louise           |
| <p><b>AGM Preparations</b></p> <p>Louise to book St Michael's church hall on 15th September. She sent materials to Porter Garland on 2nd June for them to prepare the accounts. They have an 8 week SLA for this. Materials will need to be circulated to members before 25th August.</p> <p>Tristan to circulate a list to directors of which materials need to be prepared.</p> | Louise + Tristan |
| <p><b>Repairing Lights on the Green</b></p> <p>David (no 7) has repaired the light outside no 3. Directors expressed their thanks for this and agreed to reimburse the costs he incurred.</p>                                                                                                                                                                                     |                  |
| <p><b>Directors Liability Insurance</b></p> <p>The directors liability insurance is up for renewal. Our current provider has quoted £580 per year for this, this is a reduction from £680 for our last contract. Directors are in favour of renewal, but Louise to investigate further.</p>                                                                                       | Louise           |