

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Wednesday 26th June at 8.30pm at Princess of Wales

Attendees: **Louise Shen – No 23**

Mark Helm – No 8

Tristan West – No 14

Apologies: **Nik Thuesen - No 2**

Andrew Gibson - No 6

Subject	Action
<p>Handover between Nik and Louise</p> <p>Handover between Nik and Louise is in progress.</p> <p>Nik has filed accounts with the accountant for the year. Still needs to finalise a couple of things before handing over.</p> <p>Setting people up on the Lloyds and Coop accounts is in progress</p> <p>Nik will write the treasurer's report for the AGM.</p>	<p>Louise & Nik</p>
<p>Road</p> <p>Need to consider when the road will be done. Need to consider if repair is a better course of action. Could be more economical and environmentally friendly, but would need to consider whether this would</p>	<p>Mark</p>

<p>be more costly in the long term. To be discussed with the works committee once this is constituted.</p> <p>However the paths are showing signs of wear and tear. Mark has arranged a meeting with David Hollick to look over areas of need and will report back.</p>	
<p>Replacement for the Minister's Tree</p> <p>The gardening committee have selected a Conference Pear tree as the replacement for the Minister's tree. We have paid Alan Brignall £1373.50 to source, transport and install the tree. The tree that was initially selected was damaged, so it's replacement will now happen later this year.</p>	Tristan
<p>Cator Estate AGM</p> <p>Our latest understanding is that following an explanation at the AGM, the majority of Span estates have agreed to pay the surcharge requested in lieu of the road works. This is intended to rebuild reserves following the large expenditure of the roads.</p>	Mark
<p>Ongoing works at 60-64 Corner Green</p> <p>Andrew to draft an email to owners of 60-64 Corner Green reminding them of what they can and cannot do with the communal areas. Andrew to ask when the work at 64(?) will be done.</p>	Andrew
<p>Information for residents factsheet</p> <p>Mark has produced updated versions of the Information for Residents factsheet and the skips policy. Once the other directors have reviewed these documents they will be sent out to members and uploaded to the website.</p> <p>Tristan to put the updated version on the website.</p>	Tristan

<p>Repainting</p> <p>Painting is underway.</p> <p>We have paid the invoices for the first three tranches (£5,922.00 for nos 1-3, £10,404.00 for nos 4-9, £8,670 for nos 19-23 incl of VAT). Further work will be paid once it is carried out to a satisfactory level and invoiced.</p> <p>Following Dick's email to members around snagging, the directors assume that everyone with issues has spoken to either Glews or Dick about any snagging work.</p>	<p>Tristan</p>
<p>Repaired woodwork around outside taps</p> <p>Dick has arranged for Denbar's to repair the woodwork around the taps outside the garages. They have quoted £100 for this. Mark to monitor.</p>	<p>Mark</p>
<p>New Signage</p> <p>AGM approved aluminium signs in the style of the existing ones.</p> <p>Andrew to discuss this with Nic Gibson regarding opportunities.</p>	<p>Andrew</p>
<p>Unmetered electrical supply</p> <p>Louise spoke to contact in Bexley council who suggested that we switch to LED lights. Longer term he suggested looking at solar power.</p>	<p>Louise</p>
<p>Electrical Works</p> <p>Mac organised for Blu-Lite to provide a quote for rewiring the garages last November. This came to £16,200.00 + VAT (full quote attached to previous minutes). Given the size of this cost, the directors agreed that we would require additional quotes before any work could take place.</p> <p>Since then issues with the communal supply for shared services have also arisen.</p> <p>Rose has found people who have done similar work for other Span estates. Tristan to follow up with her on this.</p>	<p>Tristan + Andrew</p>

<p>Andrew has a friend who specialises in small solar installations. He is currently busy with another job, but will assess our work once he is done.</p>	
<p>Compost Bins and Water Butts</p> <p>The directors have previously approved quotes for these. The Sustainability Committee are working with Seasons to arrange for them to be installed. The Sustainability committee will chase Seasons once the painting is complete.</p> <p>Now that the end of painting is near, Tristan to ask the Sustainability Committee to start chasing Seasons.</p>	<p>Tristan</p>
<p>Bank accounts</p> <p>Nik had previously looked at investing £85,000 in a 1 year bond with Lloyd's and place the rest in an easy access bank account. This will still leave enough money to do the painting and other works for the year. As a large amount of the money is earmarked for the road work.</p> <p>Louise to speak to Nik about where he has reached with this.</p> <p>We would be liable for corporation tax if we did this, and would also need to pay our accountants a handling fee to sort this.</p> <p>Based on discussions Louise has had with our accountants, we could earn two to three thousand pounds a year net of tax and fees. She will explore this further once handover from Nik is complete.</p>	<p>Nik & Louise</p>
<p>Parking Enforcement</p> <p>UK Car Park Management Ltd, who manage our car parking enforcement systems, emailed David on 23/10/2023 to inquire if we still needed their services as we haven't issued any tickets recently. Mark has spoken to them and told them that we do wish to keep the current arrangement in place to which they agreed.</p> <p>They have now requested that we join a membership scheme which is reclaimable against ticket charges. They will charge £7/month for this. All were in favour of doing this. Mark has emailed UK CPM to proceed with this. He will report back.</p>	<p>Mark</p>

<p>Clarifying definitions on extensions</p> <p>There are a number of ambiguities in the current rules around extensions. A motion attempting to clarify these was voted down at last year's AGM. To clarify these ambiguities it is proposed to hold a consultation with any interested members and put this forward as a motion at the next AGM. Andrew has produced draft guidelines to act as a starting point for this consultation.</p> <p>Andrew to circulate his draft. Tristan to then send out.</p>	<p>Andrew</p>
<p>Corner Green Summer Party</p> <p>The Corner Green Summer Party was on 15th June. Thanks to Rosie and Heather for arranging.</p>	
<p>Time capsule</p> <p>To mark the 65th anniversary of Corner Green, Rose (no 1) is organising a time capsule to be put under the pear tree that will replace the minister's tree. All directors present agreed that this is a lovely idea.</p> <p>Tristan to publicise with members to encourage others to take part.</p>	<p>Tristan</p>
<p>AGM Date</p> <p>A tentative date of the September was proposed. To be refined at next meeting.</p>	
<p>Tree booklet</p> <p>The directors wished to share their appreciation for the booklet on the trees of Corner Green produced by Rose and Nic from the Sustainability committee.</p> <p>Tristan to express this appreciation in person and confirm funding arrangements at the next Sustainability committee meeting.</p>	<p>Tristan</p>