

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Tuesday 28th May at 8.30pm at Princess of Wales

Attendees: **Louise Shen – No 23**
Mark Helm – No 8
Tristan West – No 14
Andrew Gibson - No 6

Apologies: **Nik Thuesen - No 2**

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 to talk to David Hollick to get a quote from Seasons for renewing the paths. This will be discussed at a future meeting.</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.</p>	Tristan
<p>Cator Estate AGM</p> <p>No directors were able to attend. Mark to learn about what happened from the Span together group.</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 Louise before sending out. Tristan to put on website after doing last check and sending to Mark to do the same.</p>	Tristan
<p>Repainting</p> <p>Painting is underway.</p>	Tristan

<p>We have paid the invoices for the first two tranches (£5,922.00 for nos 1-3 and £10,404.00 for nos 4-9 incl of VAT). Further work will be paid once it is carried out to a satisfactory level and invoiced.</p> <p>Members should check for snagging issues and flag these to Glews in the first instance, or Dick otherwise.</p> <p>Tristan to track.</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>	Andrew
<p>Unmetered electrical supply</p> <p>Mark to speak to contact at the Keep to understand how they handle this.</p> <p>Louise to speak to Greenwich council to see if they will take responsibility.</p>	Mark + Louise
<p>Electrical Works by</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>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>	Tristan + Andrew

<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. Tristan to report back on their progress following the next Sustainability Committee meeting.</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>Louise to assess if the net gain would be worth the potential future difficulties.</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 to arrange this.</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</p>	<p>Andrew</p>

<p>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>Corner Green Summer Party</p> <p>This year's summer party will be on June 15th. Tristan to help Heather and Rosie to publicise.</p> <p>As part of the festivities Rose has suggested we collect entries for a time capsule to be planted under the pear tree. All agreed that this was a good idea. Tristan to feed this back.</p>	Tristan
<p>AGM Date</p> <p>A tentative date of the second half of AGM was proposed. To be refined at next meeting.</p>	