

CORNER GREEN RESIDENTS SOCIETY LTD**MINUTES OF DIRECTORS' MEETING – Wednesday November 23 2011**

Directors present: Mark Helm (8) Acting chairman
Mac Cochrane (10)
Esther Ibbeken (6)

Also present: Biddy Mcfarlane (16)
David Howes (7) Secretary and Treasurer
Tessa Molloy (No 64)

Apologies: Dan Radcliffe (4) Natasha Brown (13)

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<p>1. No 64</p> <p>Directors discussed the draft Deed of Transfer prepared by the Society's solicitor in line with the resolution of the 2011 AGM regarding the boundary of No 64 Corner Green and obligations on its owners to pay a share of maintenance costs.</p> <p>Directors supported the additions to or clarifications of the draft Deed commended to them by David Howes as secretary following his meeting with Nick Rufford, subject to the following further points or clarifications:</p> <ul style="list-style-type: none"> the boundary of the area for which No 64 will share costs should be drawn so as to exclude the upper parking area but include the rear access lane to a point defined by a line drawn between the northern boundaries of the top garages on either side of the lane. This was because visitors and contractors of No 64 frequently used the top of the rear access lane for turning. in consideration of the costs of maintenance for this extra piece of road the Base Contribution should be set at £112 rather than £100 the boundary of No 64's ownership should be drawn so as to exclude the land on which the street lamp was sited and a strip sufficient to secure the Society's access to the lamp, with No 64 having the right for its fence/gate to overhang that access strip. the costs which would be shared 50:50 were to be those of preparing a draft agreement and associated plans i.e. not the costs of each party securing independent advice on the strengths or weaknesses of their legal positions. These shared costs were currently estimated at £1,500 including VAT. <p>Tessa was unable to respond to these points on behalf of No 64 but undertook to consult Nick on them. She also agreed that she would ask Nick to check with their lenders that they would have no objection to a deed on the terms now proposed. On both matters she or Nick should revert to Mark Helm, since David Howes was standing down as secretary at the end of the year and would not therefore engage further with the matter on behalf of the Society from this point.</p>	<p>No 64+ Mark Helm</p>