

CORNER GREEN RESIDENTS SOCIETY LTD

MINUTES OF EGM – Wednesday May 12 2010

Meeting convened to consider quotations for performing and administering the painting of the houses and garages on the estate:

Members present:

Biddy Macfarlane (Treasurer and Director) (16)
Mac Cochrane (Director) (10)
Dan Radcliffe (4)
David Howes (Secretary) (7)
Neil MacCormick (20)
Simon Tilford (6)
Khalid Khan (2)
Tom Smith (22)

Members represented by proxies:

Member	Proxy
Juliet Cairns (11)	Mac Cochrane
Claude Perera (18)	Biddy Macfarlane
Janet Parrott (23)	David Howes
Jonathan Burton (12)	David Howes
Mark Helm (8)	David Howes
Dick and Rose Hewson (21)	David Howes

Members not represented:

Arum Sivanayagam (1)
Stanley Lee (3)
Peter Ruthen (5)
Andrew and Diane Sim (9)
Natasha and Wing To (13)
Stewart and Christine Macfarlane (14)
Ray and Nadine White (15)
Alison Rivers (17)
Kate and John Sabapathy (19)

Painting

Biddy Macfarlane chaired the meeting and drew members' attention to the quotations received from Glews for performing the works (£25,760 + VAT) and from Gilbert and Caswell for updating the contract, acting as CDM Co-Ordinator and Contract Administrator (maximum £3,200 + VAT). This gave a total cost of £34,028 including VAT against a nominal provision when setting the service

charge level of £39,000. David Howes advised that Glews were prepared to work to a contract updated to 2005 standard within their quoted price, even though the specification against which they had quoted cited the 1998 standard. He also advised that Glews anticipated the works were likely to be of a scale which fell below the threshold above which appointment of a CDM Co-Ordinator and preparation of a full Pre-Construction Health and Safety Plan were necessary. But if Directors (and members) wanted the fullest possible protection against liability they could appoint Gilbert and Caswell to act as if the works exceeded those thresholds and provide more comprehensive advice and services accordingly - in line with their quotation.

David Howes read out to the meeting a point which Dick and Rosie Hewson had asked him to present when appointing him as their proxy:

If we use Glews, we found them to be good at snagging before so, if we are not asking for competitive quotes, there is no point in using Gilbert and Caswell

David also advised that he had asked Glews whether they could offer a price to owners to check their woodwork to see what repairs were needed before painting started [*Note from David: no such price has been offered and I do not now have time to pursue this so owners will need to make their own arrangements to check the condition of their woodwork*]

Having considered the quotations and the information set out above members voted as follows:

	In Favour	Against	Abstain
that the painting be performed in 2010	11	3	-
that Glews quotation for performing the painting be accepted	12	1	1
that Gilbert and Caswell's quotation be accepted in full	11	2	1

It was therefore resolved that Glews be appointed to perform the painting in 2010 with Gilbert and Caswell appointed to update the contract and act as CDM Co-Ordinator and Contract Administrator, on the basis of their respective quotations.

Members considered some practicalities associate with the painting:

- David Howes to advise members of the decision and ask that they perform prior to painting repairs by Monday June 14 2010
- David Howes to advise Glews and Gilbert and Caswell of their appointment
- Neil McCormick to speak to Dick Hewson about the colours used for the fascia boards and lobby trims in 2007, and to select a house

to act as a model for the painters to follow in achieving uniformity of treatment

59 Blackheath Park

Mac Cochrane advised members that the Garden Designer for the owner of No 59 Blackheath Park had approached the Society with a revised proposal for landscaping of the rear garden. This involved creating a sunken garden in lieu of the existing pond, removing the need for several lorries of soil to be delivered. The designer and owner were seeking CGRS Ltd permission to lift materials over the rear wall of No 59 using a crane positioned in Corner Green. They state that this would require 2 days of lifting at the beginning of the job and 1 day to bring the digger over the wall at the end of the job.

The matter was not for decision at the EGM but was raised to get a sense from those present of the appropriate response. Members present felt that Directors should not convene another EGM unless some payment for use of the access road and inconvenience to residents was offered - and even then the terms of any consent would need to be carefully drawn.