

## **CORNER GREEN RESIDENTS SOCIETY LTD**

### **MINUTES OF EXTRAORDINARY GENERAL MEETING – Monday March 19 2007**

Meeting convened to consider repainting and electrical works and authorisation of associated expenditure by CGRS Ltd.

Members present:

Rosie (Chairman and Director) (21)  
Biddy Macfarlane (Treasurer and Director) (16)  
David Howes (Secretary) (7)  
Simon Tilford (Director) (6)  
Neil MacCormick (20)  
Alison Rivers (17)  
Mac Cochrane (10)

Members represented by proxies:

Member	Proxy
Jonathan Burton (12)	David Howes
Claude Perera (18)	Neil MacCormick

Members not represented:

Arum Sivanayagam (1)  
Khalid Khan (2)  
Stanley Lee (3)  
Dan Radcliffe (4)  
Peter Ruthen (5)  
Mark and Nicky Helm (8)  
Andrew and Diane Sim (9)  
Juliet Cairns (11)  
Natasha Brown and Wing To (13)  
Stewart and Christine Macfarlane (14)  
Nadine and Ray White (15)  
Stephen Peart (19)  
Tim Layton (22)  
Nigel and Helen Brookes (23)

1. Rosie Hewson as chairman of the Directors chaired the meeting. She explained that invitations to tender had not been sent out yet because of an omission by Gilbert and Caswell. Bids were expected back by 12 April and Gilbert and Caswell believed this would still permit work to start towards the end of May as planned. If the costs of the 2004 painting (including VAT and fees) was

uprated by inflation at 6% p.a. the provision for 2007 would need to be £37,500.

2. She also explained that on the basis of estimates received the cost of works to repair the lighting on the green on a long-term basis was likely to be around £2,500 including VAT.

3. Directors advised that in view of the absence of tenders members present may wish to authorize them to enter into contracts up to approved values for painting and lighting works rather than reconvene this EGM or set another date. In doing so they should be aware, however, that authorising expenditure at this level would have implications for the future level of service charges. The level of service charges was a matter for the AGM and would depend on the actual level of tenders received, the extent and speed at which the society chose to replenish its general reserve, the balance in reserves after paying for painting and lighting works, and the level of provision for the next painting. Nevertheless Directors provisionally estimated that replenishing the general reserve to its current level by 2010, and building up the painting reserve to cover the current estimate + 6% p.a. inflation over the next three years would require an increase of around £25 per month in the service charge.

4. It was proposed that ;-

Authority be granted for Directors to award contracts up to the value of £2,500 to effect long-term repairs to lighting on the green, to include the cost of trenching as well as electrical repair work and VAT where applicable.

The proposal was agreed by nine votes in favour and none against.

5. It was further proposed that ;-

Authority be granted for Directors to award contracts up to the value of £37,500 for the 2007 repainting, to cover all costs including VAT and professional fees.

Directors confirmed that Gilbert and Caswell would not be employed to undertake a prior-to-painting survey and the proposal was approved by eight votes in favour and one abstention.

Secretary's Note: Directors will consider the painting tenders at their meeting in No 7 Corner Green at 7:30 p.m. on Monday 16 April. Any member wishing to attend that meeting may do so.

If any member wishes to convene that meeting as an Extraordinary General Meeting at which members may vote, please let me know by Saturday March 31 so that I may consult Directors in time to give the necessary fourteen days notice if they resolve to accede to that wish. Alternatively any *three* members can *require* that an EGM is convened but the deadline to meet the tendering timetable is the same i.e. let me know by March 31.