

## Tor Bryan Residence Ltd

Minutes of the 49<sup>th</sup> Annual General Meeting of the Company held at the Parish Rooms, Ingatestone on 22<sup>nd</sup> April 2015

Present: 43 residents representing 31 houses

Apologies: Mr & Mrs Tollfree, Mr & Mrs Williams, Karol & Magdalena Dobranska, Mrs Ball

All Board members present

1. Approval of Minutes from 2014 AGM  
Minutes circulated prior to the meeting and signed by the Chairman unopposed, no matters arising.
2. Chairman's Report: previously circulated to all residents and taken as read. No comments made  
Proposal for approval: Mr R Winter, seconded; Mr R Sturmer and approved unanimously  
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3. Directors Report & Statement of Accounts  
Finance Director Martin Taylor presented the Financial Report  
Similar expenses as in 2013, main expenses being the new bollard lighting. Martin explained the missing account documents would be available on the web site after the meeting.  
Proposal for approval: Mrs Sturmer, Seconded Mr Collins and approved unanimously
4. Election of Directors  
All current board members agreed to stand for re election, no new nominations. The Chairman requested a proposal for re-electing the current Board en bloc  
Proposed by Mr Hollox and approved unanimously
5. Appointment of Auditors  
The existing auditors, Messrs Tiffin & Co, were reappointed
6. Neighbourhood Watch  
Roger Winter recounted an article from the Brentwood Gazette in March which related to a spate of break ins in Ingatestone. He also warned residents about the *Nottingham Knockers*.
7. Shareholder Matters  
Richard Hollox asked whether the Chairman intended advising residents about the meeting which had taken place with Councillor Sleep and Paulette McAllister, Brentwood Council's Conservation Officer regarding extensions and alterations to properties on the Estate. Ray Ball informed the meeting that the Board had become concerned at the gradual erosion ( actual and potential ) caused by and which might occur by alterations which are not sympathetic to the architectural character of the Estate but which do not require planning consent as 'permitted development'. The meeting was held to investigate the prospect of the Council issuing an Article 4 Direction which would limit or exclude such permitted development rights. Nothing has been heard from the Council since.  
Mr McCann raised the issue of tree roots damaging the paths in places; he suggested tree removal and also mentioned that unmaintained trees may invalidate homes insurance. The

Chairman responded that the Board do maintain a watching brief on those trees which are the Company's responsibility. However they were not aware that any material damage meriting removal of trees had occurred. A balance needs to be maintained between potential for damage by trees and the enhancement they lend to the overall character of the Estate. There appeared to be a general consensus from those present supporting the Board's stance on the matter.

8. Any other business

No other matters discussed.

A vote of thanks to the Board was proposed by Mr C Crosby.

**Raymond Ball**  
**Chairman**

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