

Tor Bryan Residence Ltd

Minutes of the 50th Annual General Meeting of the Company held at the Parish Rooms, Ingatestone on 20th April 2016

Present: 21 houses represented at the meeting

Apologies: Strachan Heppell, Brenda Preston, David Williams, Miss H Shaw, Mrs A. Sturmer, Mr P Sturmer, Mrs Annette Ball

All Board members present

1. Approval of Minutes from 2015 AGM

Minutes circulated prior to the meeting and signed by the Chairman unopposed.

2. Matters arising

Richard Hollox raised the issue of permitted development discussed at the 2015 AGM. Chairman Ray advised the meeting that since his meeting Cllr. Tony Sleep and the Council's Conservation Officer in early 2015 the matter had 'been kicked into the long grass' by the Council but that the ongoing review of the Council's proposed Local Plan provided an opportunity to make the case for an Article 4 Direction. Ray to continue the quest with input from Richard Hollox.

There were no other matters.

3. Chairman`s Report

Previously circulated to all residents, taken as read and signed by the Chairman. Mr Sturmer raised the issue of a tree growing out of one of the French drains; Ray to take a look with Glenn. Dr Winter asked the Board about tree planting in residents gardens; Ray informed the meeting the trees are only to be planted in the public areas of the Estate.

Proposed for approval: Mr R Sturmer, Seconded Mr P Roberts and approved unanimously.

4. Directors Report & Statement of Account

Finance Director Martin Taylor presented the Financial Report
Similar expenses as in 2014, main expenditure the public area maintenance and Glenn`s wages. Mr Sturmer asked about Investec review of policy and investments, Martin assured him they are actively managed by Investec.

Proposed for approval: Mr C Crosby, Seconded Mrs P Greaney

5. Election of Directors

All current Board members agreed to stand for re-election. There being no other nominations the Chairman requested a proposal for re-electing the current board en bloc.

Proposed by Mr Argent and approved unanimously

6. Appointment of Auditors

The existing auditors, Messrs Tiffin & Co were reappointed.

7. Neighbourhood Watch

Roger Winter informed the residents about group meetings. Number 64 informed residents about a break in to their garden shed.

8. Shareholder Matters

Ray discussed parking issues and the fact that residents have no right to park on the road but the Board has and will continue to have a pragmatic approach in the sense that short term parking (e.g. at times of receiving a delivery or when work is being carried out at their property) is tolerated. Other residents expressed their concerns about parking on the road especially on the bend of the main spine road. Others joined in with concerns about the speed of some of the traffic on the Estate road. Ray informed the residents he will send a reminder out in his next letter informing residents of the parking situation and drawing attention to the speed issue. Furthermore, reinstatement of the previous 20mph sign to be looked into. Speed bumps mentioned but disapproved of by all present at the meeting.

Mr Sturmer raised the issue of whether the Conservation Area status of the Estate had seen any changes in applications to the Board re. changes, extensions etc.. Ray informed the residents that not too many proposals had been submitted in recent times but the Board have been notified of some and others Ray has noted on the Council web site. Ray to follow up the issue of seeking an Article 4 directive on the Estate (see Matters arising)

9. Any other business

There was no other business.

A vote of thanks for the Board from the residents was proposed by Mr C Crosby.

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Raymond Ball

Chairman

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