

Tor Bryan Residence Ltd

Minutes of the 53rd Annual General Meeting of the Company – held at the Parish Rooms, Ingatestone on 11th April 2019

Present-24 properties represented

All the Board present: Ray Ball (Chairman) , Kevin Wheeler (Hon. Sec). Martin Taylor (Hon. Treasurer), Emma Burroughs (Minute Secretary), Nick Jelley and Andrew Stubley (Lighting)

Apologies-Mr & Mrs Collins, Mr & Mrs Tarbard, Mr McCann, Mr & Mrs R Sturmer

1. **Approval of Minutes** from 2018 AGM - proposed by Mr P Roberts (no. 20) seconded by Mr M Argent(no.64) & unanimously approved
2. **Matters arising** - there were no matters arising
3. **Chairman's report** – circulated prior to the meeting – approval proposed by Mr M Argent, seconded Mr Sharp and unanimously approved.

Ray raised the issue of litter on the estate, which not a major problem but requested residents to be mindful and helpful in picking up any litter
4. **Director's report and statement of accounts** – report circulated to residents. Martin explained loss due to pavements and roads expenditure– money moved from the investment accounts to fund this. Some tax due to off shore funds for some investments. Expenditure broken down and explained to those present. There were no questions from the floor.

Increase in levy by £20 for 2019/2020 – the first in a few years. Approval of the report and accounts was proposed by Mr C Crosby (no. 59) seconded by Mr C Burroughs (no.23) and passed unanimously.
5. **Election of directors** – no other residents put themselves forward to join the Board but all 6 current Board members had confirmed they are prepared to stand for re-election for a further year. Therefore Chairmen Ray proposed that all be re-elected en bloc. A proposal to this effect was put forward by Mr M Argent, seconded by Mrs A Roberts and approved unanimously.
6. **Appointment of auditors** – Messrs, Tiffin Green & Co were reappointed as proposed Mr C Crosby seconded Mr M Argent
7. **Neighbourhood Watch** - Roger Winter(no.15) verbally reported on general & vehicle crime statistics. Mrs Jane Winter, in her role as a Parish Councillor, explained there may in future be a police presence in Ingatestone at the beginning and end of the day using facilities at the fire station. There are proposals to allow Parishes to pay for their own special constables for any work they do within the village. Mr John Butcher (no.24) raised issue of the library, currently under closure threat, possibly being used by the police. However, Mrs J Winter explained financial implications and that there are future plans for the library being evolved.
8. **Estate security** – matter discussed briefly at 2018 AGM especially the footpath to Roman Road alongside number 69. Issues here are its use by (presumably) youths to access the shrubbery areas at its head where smoking, drinking and drug taking evidence is commonly seen by the Estate gardener. Other issues are suspicious vehicles on the Estate at unusual times and dog walkers from outside the Estate who sometimes leave behind plastic bags of dog fouling.. Andrew Stubley has looked into prospect of CCTV– physically possible to do but somewhat complicated regarding data, protection: whole estate would have to approve, with cameras

being placed in strategic places. Closing the footpath with access for residents only with a gate with a keypad lock or traditional lock with keys for residents would significantly address the problems with this open access. Mr J Butcher (no.24) raised the prospect of a gated access across the Estate road, a matter he looked into some years ago. He opined benefits especially after recent car theft at number 22. The prospect was raised that unless the gates were well set into the Estate road there could be occasions when vehicles entering might stack up on the Roman Road. This could be avoided by insetting the gates some distance but this would leave 3 properties outside the gated community . Miss H Shaw (The Lodge) raised possible issue of people travelling over her lawn to gain access; she supported gating the footpath. Mr Mathew Shaw (no. 68) raised issue of the Estate not being well lit so CCTV images might not be very clear: happy with the gate on the footpath but would not want to live in a gated community as crime rate on the Estate not sufficiently high enough to justify it. Mr G Guthrie (no. 12) asked about the cost of CCTV – data protection costs, camera, storage, plus installation. Andrew responded that cost not significant. Mrs Dawn Jelly (no. 25) explained that it might not need whole Estate’s permission for CCTV as cameras not filming individual houses. Mr Paul Roberts (no. 20) raised idea of putting a gate on with words *Private* – to then review in a year’s time the situation. Mrs A Ball(no. 17) also mentioned that the entrance sign does say Private but doesn’t stop people coming onto Tor Bryan. Ray indicated the Board would review the cost of a gate with or without a lock/key pad. He also asked by a show of hands for authority to look into further options -

CCTV – very few in favour

Gated entrance on footpath – significant majority for

Gated entrance on road 1 for/ majority against

Cost/logistics of gating the pathway to be looked into to by the Board who would report findings and proposals to residents.

9. **Shareholder matters**- no matters raised
10. **Any other business** – Mr Paul Roberts raised a vote of thanks by the residents for the Board’s work

.....2020

Raymond Ball

Chairman