

Tor Bryan (Residence) Limited

Minutes of the 48th Annual General Meeting of the Company held at the Parish Room, Ingatestone at 20:00 on 30 April 2014

Present: 26 residents representing 19 houses

Apologies: Mr & Mrs Burroughs, Mr & Mrs Butcher (24), Mr & Mrs Greaney (14), Mr & Mrs Holmes (52), Mr McCann (30), Mr & Mrs McPherson (26)

1. Approval of Minutes

Minutes were circulated prior to the meeting and signed by Chair unopposed.

Matters arising

Grit Bins: directors agreed not to add further bins due to maintenance and siting issues. There is an existing bin at entrance to Tor Bryan.

Main Entrance Gate: directors agreed difficulties to operate gates outweighed benefit of installation. No further matters arising from the floor

2. Chairman's Report

Proposed: Mr Roberts (20), Seconded: Mr Argent (64)

Proposal of the Company planting trees in private gardens to original architectural landscaping plan.

In response to questions from the floor:

- Company responsible for pruning
- Care would be taken in siting trees with respect to drains

The Chair stated that the Directors will discuss plan and costs which will be put to shareholders for special approval at a future date if approval obtained from residents in whose gardens the trees would be placed..

The Chairman's Report was approved.

3. Directors Report & Statement of Accounts

Finance Director presented Financial Report.

Mr Kemble gave his congratulations on maintaining the levy at the same cost as last year. He further asked how the gardener is paid. Response was that payment is £1,000/month for which the gardener attends once per week throughout the year. The contract price has not increased for the last 5 years.

Proposed: Mr Crosby (59), Seconded: Mr Kemble (27)

The report and accounts were approved and adopted.

4. Election of Directors

Proposed: Mrs Ball (17), Seconded: Mr Hepple (61)

The 5 current directors are willing to stand for re-election. No new nominations. The current directors were elected to remain in their positions.

5. Appointment of Auditors

Proposed: Mr Crosby (59), Seconded: Mr Roberts (20)
The existing auditors, Messrs Tiffin Green & Co., were reappointed.

6. Proposal for a pedestrian gate

The Chair presented a proposal for board to be given authority to install pedestrian gate on footpath between Nos. 65 & 69. The following points were made in response to questions from the floor:

- Gate height would be approximately 2m – same as adjoining fences.
- The exact position would be at the narrowest point of the footpath at the Roman Road end just before it widens out.
- It is not the intention to install immediately.
- Problem of the key code being shared outside the group of residents was acknowledged.

Seconded: Mr Argent (64)

A vote was taken and the proposal was agreed by a majority (15 to 4).

7. Neighbourhood Watch

Roger Winter (coordinator) gave verbal report of latest Neighbourhood Watch actions:

- Continued distribution of Police notices to residents
- Docklands residents held a special meeting with Police in February. There is a notice on the Parish notice board inviting other Ingatestone residents to join the group.
- Parish Councillor made Freedom of Information request to Police. E-mail sent to residents.
- The Police notices show circles of burglary activity centred upon recent events. A national website shows more detail, although there is nothing for Tor Bryan recently.
- The Police state that compared to other areas of Brentwood there are fewer burglaries in Ingatestone, therefore they do not need to visit as often.

8. Any Other Matters

None

9. Any Other Business

Mr Roberts (20) proposed a vote of thanks to the board.

Meeting closed at 20:45

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Chairman
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