

South Hermitage Management Company Limited

28 Stones Square, Belle Vue, Shrewsbury SY3 7JA

email: contact@southhermitagemc.com

Website: www.southhermitagemc.com

Minutes for Annual General Meeting

The Hermitage Centre, Belle Vue Road, Shrewsbury

Thursday, 16th March 2017; 7.30pm

1. Present

Pam Bonner
Val Bywood
Mary Fraser
Anne Hasnip (Chair)
David Moorcroft
Jean Waterman

Jan Childs
Phil Davies
Diane Elmes
James Fraser
Hilary Moorcroft
Felicity & David Palacio
Jan Rowson
June & Mike Walters
Pam Watson

In attendance Andrew Cross (Company Solicitor)
Penny Edwards & Ros Haines (Nock Deighton)

2. Apologies for absence

Frances Barlow (proxy - Val Bywood)
Tom Brown (proxy - Mary Fraser)
Diana Buckle
Jane & John Halliday
Mike Jones (proxy - Diane Elmes)
John Lafferty
Chris Madden
Helen Morrison
Daphne Rix (Nock Deighton)

3. Welcome & Housekeeping from the Chair

The Chair, Anne Hasnip, introduced Company Solicitor Mr Andrew Cross and her fellow-Directors, and she welcomed Penny Edwards and Ros Haines from Nock Deighton.

She said the meeting would be outcome-focused and that the minutes would reflect this. She requested that no recording devices be used.

Anne welcomed new Directors Val Bywood and David Moorcroft to the Board. She thanked Pam Bonner for her commitment over the past five years and reported that Pam was resigning from the Board at this year's AGM.

South Hermitage Management Company Limited

28 Stones Square, Belle Vue, Shrewsbury SY3 7JA

email: contact@southhermitagemc.com

Website: www.southhermitagemc.com

4. Resolution 1

To approve the minutes of the 2016 AGM as an accurate record of the meeting

- Proposed acceptance: Mike Walters
- Seconded: James Fraser

Vote: Resolution carried by those present at the 2016 AGM

Mr Mike Jones, attending last year's AGM, had requested that his vote by proxy be recorded against acceptance of the 2016 minutes. His wishes were not voiced at the meeting by his proxy representative, but are herein reported at their request.

5. Matters arising

A shareholder present expressed an understanding that it had been stated at the 2016 AGM that the Directors were going to resign by this year's AGM (2017).

No other matters were raised by anyone in attendance at the 2016 AGM.

6. Directors' Report

The Directors' Report was presented. There were no questions or comments.

7. Resolution 2

To accept the Accounts and Treasurer's Report

The Treasurer's Report was presented.

- Proposed acceptance: James Fraser
- Seconded: Pam Watson

Vote: Resolution carried

8. Resolution 3

To appoint the auditors: Messrs Baldwins will remain as auditors

- Proposed acceptance: Pam Watson
- Seconded: Felicity Palacio

Vote: Resolution carried

9. Site Report

- Nick Turner's work is widely appreciated, and he will continue to be employed as gardener for the site.
- Dissatisfaction was expressed by one shareholder regarding the height of the daffodils that had been planted (a smaller variety would have been preferred).
- Pam Watson was thanked for all the work she does in Burlington Place with regard to monitoring the bins and recycling systems.
- Concern was expressed about fallen leaves from the beech hedges, and it was agreed that these should be regularly cleared from the areas where they tend to accumulate (see also AOB below).

South Hermitage Management Company Limited

28 Stones Square, Belle Vue, Shrewsbury SY3 7JA

email: contact@southhermitagemc.com

Website: www.southhermitagemc.com

The next three priorities for consideration are:

- i) Attending to the access road to the newly-surfaced car park at the rear of Stones Square;
- ii) The car park to the rear of Burlington Place;
- iii) Attending to drainage channels and surface in Stones Square.

Dissatisfaction was expressed regarding the rebuilding of the planters in Stones Square that had been undertaken some years ago. An offer of consultation and advice from Mr Phil Davies was welcomed and noted for future reference.

10.AOB

Beech hedges

The Board was asked to consider the removal of the beech hedges. Following some discussion and reference to the lease which stipulates the need for like-for-like replacement, it was agreed that Nick Turner would continue to maintain the beech hedges with due attention to residents' concerns.

The appointment of Nock Deighton

There was discussion – and some dissent expressed – regarding the process and expense of the appointment of managing agents.

The Board apologised for the lack of follow-up subsequent to their letter sent out to shareholders in August 2016 and prior to the appointment of Nock Deighton. It was explained that the contract with Nock Deighton is for 12 months, to be reviewed at the end of this year. Mr Andrew Cross, the Company Solicitor, stated that due process had been followed.

An offer of help from a shareholder, Diane Elmes, was appreciated and noted for future reference.

Questions presented in advance of AGM for discussion

A small group of shareholders had presented a document, *Topics for inclusion at the AGM*, prior to the meeting. In order to allow time for all shareholders present at the AGM to participate, the Directors had given written answers to the questions posed in the document, and circulated these at the venue before the meeting began. This document is appended to the minutes.

11. Close of meeting

The Chair thanked everyone for attending, and extended an invitation to residents to stay for refreshments and informal chat following the meeting.

The meeting closed at 8.25pm.