

South Hermitage Management Company Limited

28 Stones Square, Belle Vue, Shrewsbury SY3 7JA

email: contact@southhermitagemc.com

www.southhermitagemc.com

Minutes of Annual General Meeting 6.30pm, Friday 25 March 2022 The Hermitage Centre, Belle Vue Road, Shrewsbury

1. Present

David Moorcroft, Director, SHMC / Chair of Meeting

Kevin O'Reilly, Director, Matthews of Chester

Malwina (Mal) Michalska, Block Manager, Matthews of Chester

Shareholders

Diana Buckle

Lois Forrester

Ann Hasnip

John Hodnett

Hilary Moorcroft

Lewis Moorcroft

Jan Rowson

Pam Watson

2. Welcome & Housekeeping

David Moorcroft welcomed and thanked everyone for attending and said it was good to be back at the hall and not meeting online. The board, he said, was somewhat depleted this evening due to the unavoidable absence of fellow directors Mary Fraser and Jean Waterman. He went on to reintroduce managing agents Kevin O'Reilly and Malwina Michalska, and thanked them and their colleagues for the efficient manner in which they continue to handle the running of the site.

In turn, Mal said how well the SHMC directors and Matthews pull together, and she thanked Jean, Mary and David for the significant time and energy they dedicate to their rôles.

3. Apologies & Proxy Votes

Mary Fraser (Director, SHMC) [Proxy: Chairman]

Jean Waterman (Director, SHMC) [Proxy: Chairman]

Frances Barlow

Pam Bonner

Diana Buckle

Jan Childs

Jane & John Halliday

John Lafferty

Felicity & David Palacio

Andrew Richards [Proxy: Chairman]

Mark Tomlinson

Sandra Wheeler

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4. Resolution 1

To approve the Minutes of Virtual 2021 AGM (14 April 2021) as a true record of the meeting

It was noted that Felicity and David Palacio had tried to attend virtually but unfortunately had been unable to access the meeting.

Vote: By a show of hands, the minutes were accepted unanimously
Resolution carried

5. Matters Arising

See Site Report below

6. Resolution 2

To accept the 2021 Accounts (year end 31 December 2021)

Kevin set out the key issues and gave attendees the opportunity to ask questions.

Income for the year was £25432 made up of service charges, debt recovery fees and a very small amount of interest.

Expenditure for the year totalled £27764. The cleaning and resealing of the concrete areas of Stones Square had amounted to £9780, resulting in an overspent budget: to deal with this, £2332 had been taken out of the reserve fund. This left a sinking fund at the end of the year at £38264, so still at a good level.

Vote: By a show of hands, the accounts were accepted unanimously
Resolution carried

7. Site Report

Mal began by expressing her thanks to gardener Simon Hawkins for all the work he had undertaken over the year. This was widely appreciated and, along with her apologies, Jan Childs had commented that it was good to see the replanting of box hedging in Burlington Place where there had been gaps. Other gardening tasks had included the regular feeding of shrubs, removal of excessive ivy and the pruning of trees to keep them to a manageable size.

Simon had also organised repairs to the safety light in Burlington Place, the replacement of visitor signage in Stones Square and new signage for some of the lower Stones Square properties. He is arranging for the repainting of the lampposts in Stones Square to be carried out this spring, ie with the arrival of better weather.

Remedial action had been taken with regard to the blocked drains in Burlington Place and Stones Square. There were no current problems but regular maintenance would be required.

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The two biggest projects for the year had been the cleaning and resealing of the imprinted concrete surface of Stones Square and the power cleaning of the rendered areas around the arches. Overall the site was looking in good condition and repair.

8. Director Recruitment

A proposal form to become a SHMC director had been circulated with the AGM papers, and two shareholders who had expressed an interest in becoming directors were present at the meeting.

9. AOB

Cleaning of rendered frontages of private houses

Ann Hasnip said she had asked the contractor who had been power washing the rendered area around the arches to similarly clean the frontage of her house. She had been pleased with the results, and some of her neighbours had been disappointed that they had not been able to contact the operator to do theirs. Mal explained that the contractor had been doing this particular job for the first time, and she had felt she could not recommend him in advance to any third party. She was now happy to share contact information so that individual shareholders could arrange privately for cleaning to be carried out.

Blocked drains

Diana Buckle asked for clarification re last year's flooding in the Burlington Place car park. Mal confirmed this was the responsibility of Shropshire Council. It had been acknowledged by the Council that the drains were liable to get clogged up and that they should be cleared on an annual basis. Mal said she was chasing the Council on this.

Bike store

Diana also wished to follow up on the matter of a bike store for the site. This had been proposed last year, and all shareholders had been asked for their opinion.

David said that a number of positive responses had been counterbalanced by about the same number of negatives ones. The main negatives had focussed on siting, cost and security of access. Diana said a bike store would probably benefit tenants of the smaller properties rather than shareholders. It was agreed that the directors would discuss this further.

The meeting closed at 6.55pm