



LIVING

Nether Edge Management Company Limited

MINUTES OF THE ANNUAL GENERAL MEETING HELD ON MONDAY 26 OCTOBER 2020 AT 7PM

Attendance and apologies: see separate sheet

Sandra Bridge opened the meeting and welcomed those attending and introduced the Accountant James Boler (JB), the new Finance Manager Julie Gill (JG) and the Directors present: Julie (Sandra) Bridge (SB), Susan Goodlad (SG), Dennis Glerup (DG), Thomas Shaw (TS) and Elizabeth Cole (EC).

The meeting was declared quorate.

1.0 To receive the Minutes of the Annual General Meeting held on 24 June 2019

These were duly received and approved.

1.0 Report from the Directors

The Report from the Directors had previously been circulated. Several questions were received prior to the meeting which were addressed:

1. DG responded the questions raised by G Gater relating to the service charge calculation, Reserve funds and Transfer Fee Fund. DG provided a response to the questions and summarised the key points from documents held on the website in the Residents information portal.
JB address the questions raised relating to the Estates and Communal -£10,787, the time taken to produce the final service charge information and the details of what services was included for NEMC Ltd for the accountancy fees charged of £2,100 pa.
2. EC responded to the question raised by G Ramchandani regarding the Leisure Centre and the ongoing Covid restrictions in place. EC read out the email issued to all residents, by Tracey Baker, on 23rd October 2020 providing an update to the temporary rules relating to Covid and confirming an extension of time to the trial family swim times for Monday to Friday.
3. SB responded to the numerous questions raised by N Davies relating to the website not being updated in various areas and the perceived lack of meaningful communication during the year from the Directors.
SB advised that the Facility Manager was no aware of that there was anything significant missing from the website but encouraged N Davies to email the office where she thought the gaps were.
SB also noted that yes it was acknowledged that the number of Directors was showing one more than it should and this would be updated accordingly and confirmed the only reason this had not been done was due to other priorities during the year.



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The Decision Log of the Board would be update as soon as possible. It was confirmed that the AGM section of the site does contain 4 years' worth of Service Charge Accounts for year ending 31.12.2016 to the current finalised year 31.12.2019.

It was acknowledged that the last newsletter issued to Residents was in March and due to Covid-19 and the Leisure Suite closure no communication had been issued out over the summer months. However, a communication would be issued in the winter updating residents on several issues.

SB summarised that have been many challenges for everyone during the last few months and the Board believed it unfair at this particular point in time to suggest that they (as fellow shareholders and residents) were becoming increasingly remote, given everything we are balancing both personally, professionally and as a volunteer Director of the Board. There have been a number of changes to the Board, however, the existing Board do plan to upload a photo and short biography, so we are at least visible to the rest of the shareholders. Covid -19 restrictions have prevented the usual 'drop in' sessions, but anyone can email the Board email address if they have anything to ask. The webinar trial at tonight's AGM may mean we can use this approach for drop ins in future and we are exploring as many opportunities as we can to increase engagement across all shareholders. As a Board, we have maintained monthly meetings throughout the lockdown, via Zoom. SB stated that the Board agreed that more meaningful communications was required and that this was a two- way street with increased Shareholder engagement too. To make this work it is not about self-interest and individual issues, it is about the wider issues that impact us all as Shareholders and residents on the site. The Board are more than happy to have a more collaborative approach, but the Board cannot do this in isolation. Finally, Shareholders were reminded that the Board are unpaid volunteers, and they fulfil this role because they want to contribute to the effective and efficient running of the estate.

4. SB noted that the questions raised by P Wright and D Miles would be covered under Any Other Business.

5. TS addressed the points raised by M Kubica relating to charging point for vehicles, land registry issue, DVBT signal issues and leisure centre opening times for children (covered under note 2 above).

TS confirmed the Board had no immediate plans to introduce charging points for electric vehicles as technology was moving quickly in this area, this would be kept under review. SG asked M Kubica to email outside of the meeting regarding the land registry issue. With regards to issues regarding DVBT, the Board advised that there are several legacy decisions that needed to be unravel on the estate, these take time unfortunately. An update will be provided as soon as practically possible.



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6. SG answered the questions raised by S Gray. It was pointed out that these queries related to the 2020 service charge accounts and the purposes of this AGM was to approve the 2019 accounts.

On the proposal of Sandra Bridge, seconded by Susan Goodlad these were duly adopted.

3.0 To receive and adopt the Financial Statements of Service Charge Income and Expenditure for the year ended 31 December 2019

On the proposal of Dennis Glerup, seconded by Thomas Shaw these were duly adopted.

4.0 To receive and adopt the Accounts of the Nether Edge Management Company Limited for the year ended 31 December 2019

On the proposal of Susan Goodlad, seconded by Elizabeth Cole these were duly adopted.

5.0 To receive resignations and to receive proposals for appointment of directors

There were no resignations received and no proposals received for appointment of new director(s).

SB advised that the Board would welcome anyone wishing to be considered as a new Directors of the Board to please drop an email to the NEMC board email address.

6.0 Any Other Business

6.1 Breach of Lease

DG advised that with regards to the ongoing issues surrounding Breaches of Leases including VP parking, these were being looked at as part of the wider review of breaches in general and legal advice was being taken. The Board will update and consult, where necessary, with Shareholders once it was in a position a position to do so.

The Board acknowledged the vote of thanks received, via the online chat messaging system, from some of those present at the meeting.

The meeting was declared closed by the Chair at 8:27pm.

jg/28.10.20

Signed by: _____ **Date:** _____
J E Bridge (Chair)