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THE CHILTERNS (SUTTON) MANAGEMENT COMPANY LIMITED

Minutes of the Annual General Meeting of The Chilterns (Sutton) Management Company Limited held at Sutton Lodge Day Centre, 139 Brighton Road, Sutton at 7.30pm on Tuesday 8 April 2008

Present

Directors

Mr T Holt	Flat 30
Mr A Kirei	Flat 11
Miss J Masters	Flat 20
Mrs A Newman	Flat 2
Mrs M Vaughan	Flat 10

Residents

Mrs V Clark	Flat 17
Mrs J Goode	Flat 15
Mrs A Jazvic	Flat 18
Mr N Lamb	Flat 28
Mr R B & Mrs J Rogers	Flat 7
Mr G D & Mrs P J Soane	Flat 19
Miss J Williams	Flat 12
Miss J P Woods	Flat 21
Mr P Vaughan	Flat 10

In Attendance

Miss A Fitcher	Centro plc
Mr R P Harwood	Centro plc

Apologies

Mr & Mrs V Furneau (proxy Miss Woods)	Flat 24
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1. To Elect the Chairman for the Meeting

Mr Harwood opened the meeting and introduced himself and Mrs Matthiae from Centro, and the Board of Directors. The first item was to elect a Chairman and it was unanimously resolved that Mrs Newman be appointed Chairman.

2. To adopt the Minutes of the Last Annual General Meeting held on 24 October 2006

The Minutes of the Annual General Meeting held on 24 October 2006 were taken as read having been previously circulated and it was proposed by Mr Lamb, seconded by Mrs Clark that they be adopted and it was unanimously resolved that they should be so adopted.

3. To receive and adopt the Accounts for the year ended 31 December 2006

Mr Harwood gave a brief description of the expenditure page within the

accounts and the reserve position

The Accounts for the year ending 31 December 2006, having been previously circulated, were considered and it was proposed by Mr Soane, seconded by Miss Woods that they be adopted and unanimously resolved that they should be so adopted

4. To re-appoint the Auditors, Simpson Wreford and Partners and authorise the Directors to fix their remuneration.

It was proposed by Ms Woods and seconded by Mrs Clark to re-appoint the Auditors, Simpson Wreford and Partners and for the Directors to agree their remuneration

5. To re-appoint the Directors and to consider the appointment of further Directors

Mr Harwood read out the resolution and gave an outline of the relevant section within the Memorandum and Articles of Association and the reason for the proposal

Resolution

Pursuant to section 15(a) of the Memorandum and Articles of Association dated October 1966, the number of Directors appointed is limited Mrs Newman and Mrs Vaughan propose that the Memorandum and Articles of Association should be amended to allow for up to six and that qualification as a Director should be either as a single shareholder or joint shareholder in the company

The Resolution was put to the vote by a show of hands. The result was everyone was for, none against and no one abstained, therefore the resolution was carried

Mr Holt, Mr Kirei, Mrs Newman and Mrs Vaughan indicated their eligibility and willingness to stand as Directors and it was unanimously agreed that they be re-appointed

Miss Masters informed of her resignation as a Director and gratitude was given for her hard work and commitment over the years Mrs Matthiae will arrange the completion of the relevant 288b Companies House form

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Mr Vaughan and Mr Soane volunteered to be appointed Director's Mrs Matthiae will arrange for the relevant 288a Companies House form to be sent to Mr Vaughan and Mr Soane

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6. Progress of Freehold negotiations

Mr Harwood brought everyone up to date on the Freehold purchase, although due to confidentiality these will not be minuted

The Directors stated that they will now proceed in obtaining details of who is interested in the Freehold purchase and Mr Harwood will inform the Freeholder of this process providing a time frame of 4 months

RPH

7. Potential works

Mr Harwood advised that the garage works are due to start in the summer months, weather permitting, which will require the co-ordination of garage owners and contractors.

Mr Harwood asked if anyone new of a road works company, which would include a guarantee on the works, as the current company is not communicating, which is causing lengthy delays Mrs Vaughan will try and contact them again

8. Security: entryphone system, neighbourhood watch, etc

Due to several break-ins at the development, the Directors are concerned for the security of the blocks and are eager to proceed with the installation of an entryphone system

The Directors will circulate a letter to all Lessees requesting approval for the installation

9. Policy for untaxed cars on the development belonging to Lessees

The Directors advised that notices are placed, and will continue to be placed, on unauthorised vehicles at the development, which has improved the situation.

The Directors will consider introducing a parking permit scheme, to which no one objected, and will let Mrs Matthiae know if they wish to proceed.

10. Discussion on the installation of communal communication system

Due to the fact that satellite dishes are not permitted at The Chilterns those present at the meeting recommended Virgin Media as an alternative

11. Any other business

Those present at the meeting expressed their frustration that residents were not utilising all the bins. It was requested that the minutes should remind all residents to use **all the bins** and not just the nearest available.

There being no other business the meeting closed at 9.20pm.