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Meeting of 280 Elgin Avenue (Freeholder) Ltd
Held on 5th December 2007
280 Elgin Avenue
London W9 1JR

In attendance

Susi Coben
Ikuko Takanohara
David Widmer
Malik Manji
Gina Jones

Non Attendance

Richard Iferenta
Peter Marshall

THURSDAY



The directors and shareholders in attendance agreed unanimously that as the company was not set up in accordance with the wishes of the shareholders at that time the unanimity decision Peter Marshall is trying to enforce is not valid. The attendance at tonight's meeting shows that this would be clearly unworkable.

The Directors and Shareholder also agree that a Mandate be put in place immediately to show that 280 Elgin Avenue Ltd be appointed as Managing Agents for the company to continue to manage the property.

In addition as Peter Marshall has withheld his service charge payments for the last four invoices No 12 dated 27th June 06, No 13 dated 29th Dec 06, No 15 dated 17th July 07, No 16 dated 29th June 07, and previous collection have been recovered from his Mortgage Lenders we will be writing to him and his mortgage company to inform them that his name and interest in the insurance policy will be removed.

In addition it was agreed that costs via the courts to ensure that outstanding monies for unpaid services charges will be recovered.

It was also agreed that the Shareholders of 280 Elgin Avenue (Freeholder) Ltd, with the exception of Peter Marshall, have acted in good faith and in accordance with the terms of the lease in maintaining the building and communal areas of the property to ensure it has been insured and maintained. This is shown in Clause 6 (3).

It was agreed to accept Zorab Insurance Services quotation for renewal and also to request a quotation for Directors Liability Insurance.

Gina Jones was elected Director of the company, proposed by David Widmer, seconded by Ikuko Takanohara.

The entry phone system needs replacing and David Widmer is going to obtain quotations. This must be done as a matter of urgency to ensure security on the premises.

Chairman Susi Coben

Date 5th December 2007

Director Ikuko Takanohara

Date 5th December 2007

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