

**THE SWINTON HALL (SWINTON) MANAGEMENT COMPANY LIMITED  
(THE COMPANY)**

**NOTICE TO CALL AN EXTRAORDINARY GENERAL MEETING**

**To be held at Aver House, Nursery Road, Nazeing, Essex, EN9 2JE**

**At 11am on Monday June 21<sup>st</sup> 2021**

We the undersigned being the holders of 50% plus of the issued share capital in accordance with section 303 of the Companies Act 2006 hereby require you to forthwith call a meeting of the shareholders of the Company inter alia for the following purposes:-

**AGENDA**

1. To Appoint a Chair for the Meeting from those attending
2. To receive apologies for absence.
3. To consent to short notice of the meeting if appropriate.
4. To approve the Minutes of the previous AGM and of the Extraordinary General meeting held on 27 November 2019
5. To appoint Kevin Steven Ellerbeck and Deborah Chernin as Directors.
6. To adopt the Model Articles for private companies limited by shares created under the Companies Act 2006 in place of Table A
7. To consider a Report to be prepared by the Company Secretary with respect to the items 7-16 detailed below. (Such Report to be issued to all shareholders a minimum of 7 days before the scheduled meeting)
8. That it be resolved that the appointment of Richard Gibson as director of the company be ratified subject to him producing evidence prior to the meeting that at the time of the appointment he was eligible to be so appointed and had no arrears of service charges at the date of such appointment.
9. To receive evidence that Mrs. Julia Kelly had discharged her historic service charge accounts by the date of 27<sup>th</sup> June 2019.
10. To consider the Director's Report and Statement of Account for the year ending 31<sup>st</sup> December 2019.

WEDNESDAY



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11. To consider the Director's Report and Statement of Account for the year ending 31<sup>st</sup> December 2020.
12. To consider the management accounts of the Company in particular regarding sums paid by members and payments of rent and service charges.
13. To consider the basis of the policy under which proceedings were instituted against some members and not others for rent and service charge arrears and re appointment of solicitors who charge £1000 per apartment for the alleged preparation of proceedings and if necessary immediately to terminate the retainer of such solicitors.
14. To consider the policy of the managing agents regarding arrears and their charges and to take appropriate action.
15. To consider the debts owed by the Company and in particular the fees of Turbervilles regarding the action brought by certain shareholders in the First Tier Tribunal and the sums owed to Kevin Ellerbeck.
16. That the decision of the directors to continue to defend the action commenced by Mr K. Ellerbeck in relation to his director's loan account be ratified by the members in the light of the potential personal financial liability of members for any sums ordered to be paid by the Company (Mr Ellerbeck declaring an interest shall not take part in any such discussions nor vote on the resolution).
17. To consider such other matters regarding the management of the Company as the shareholders consider necessary and to resolve accordingly.
18. Any other business.

Dated the 8<sup>th</sup> day of May 2021

Signed




Kay Ellerbeck director PSC.  
Property Investments Limited

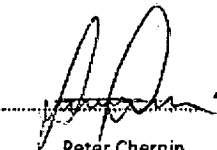


Mrs D. Chernin

Signed



Kevin Ellerbeck



Peter Chernin