

Annex 1

St James Park (Long Ditton) Estate Company Limited

Minutes of the Annual General Meeting held at Maple Infants School, Maple Road, Surbiton, Surrey on Thursday 13th June 2019 at 8.00pm

The record of attendance and apologies is held at the Company's registered office.

Mr Robert Smith, the Chairman of the Estate Company, introduced the meeting and chaired the meeting and the following items of business were discussed:-

He introduced his fellow Board of Directors that were present at the meeting together with Mr Robert D S Heald *FRICS* Principal of Wallakers, Managing Agents and he ran through the agenda for the meeting.

1. Minutes

The Minutes of the Annual General Meeting held Thursday 14th June 2018 which had previously been circulated were approved by the meeting.

2. Matters Arising

In order to save paper going forward, it was suggested that printing takes place back to back rather than using one side only.

It was agreed that following approval, the Minutes of this year's Annual General Meeting would be circulated as soon as possible.

3. Chairman's Report

The Chairman gave his report to the meeting, the text of which is attached to these Minutes.

The meeting confirmed the Chairman's Report.

There were no substantive matters arising in respect of the Report.

4. Accounts

The Accounts for the Company for the year ended 31st December 2018, which had previously been circulated, were presented to the meeting.

The Chairman dealt with the make up of the Accounts within his Report.

Mr Heald answered some minor queries from the floor in respect of the make up of the Accounts.

There were no substantial queries in respect of the Accounts and these were approved by the meeting.

5. Directors

The existing Board of Directors offered themselves for re-election and were duly re-elected.

The make up of the Board is therefore as follows:

Mr Derek Ball, Mrs Lorraine Black, Miss Fiona Canning, Mrs Heidi Catto-Breslin, Mr Andrew Keen, Dr John Farmer, Mr Antony Holder, Mr Stephen Moss and Mr Robert Smith.

There were no further nominations received for the position of Director.

The Chairman invited any other Shareholders to put their names forward for the position of Director, they could be co-opted during the year and could attend Directors Meeting to be held throughout the year.

In particular, any Shareholders who had financial knowledge who could assist in respect of approving the year end Accounts would be most welcome.

6. **Any Other Business**

The 'Path of Desire' had now been removed and replaced with a suitable asphalt surface.

Parking on the development, as referred to in the Chairman's Report, was raised. The Caretaker continued to target vehicles that were parked either illegally or without permits on the development as necessary.

The Caretaker would be reminded to maintain litter pick around the estate in order to maintain the overall appearance.

The question of mobile reception on the estate, which was poor in various locations, was discussed. Wallakers would investigate whether any improvements could be made in respect of this.

The question of the right of way through the estate was discussed. This was part of the original planning approval and was understood had to be maintained from the Windmill Lane entrance through to the entrance on Balaclava Road. Wallakers would investigate this further to see whether this could be removed. It was considered necessary to try and avoid the issues of anti social behaviour which had been experienced on the estate

There being no further substantive business, the Chairman thanked those present for their attendance and the meeting closed.