



**Unapproved Minutes from the Ordinary General Meeting of Plot Holders
Held on Tuesday 28th September 2021
To be approved at the next General Meeting**

Trustees Present

Mary Long - Chair of Trustees
Lyndon Taylor
John Bickley
Stephen Parsons

Staff

Lucy Secker
Marjory Landells
Margaret Harrison

Trustee Apologies

Rod Wilson

<p>1. Good evening and thank you for attending. I will be standing down at the end of this OGM but I will be chairing this meeting. Introductions were given of the Trustee and staff who were present on the night. Explanation that there was a Microphone set up for anyone who wished to ask a question so that everyone in the park room and bar could hear.</p> <p>2. The Delayed Fitzsimmons Trophy for 2020 was awarded to Isobel Nicholson and Marjorie Ruchat, unfortunately neither Isobel nor Marjorie could attend this year to accept the award in person. The Trustees offered their thanks for the voluntary work Isobel and Marjorie do to keep the clubhouse planters looking so nice.</p> <p>3. The Chairperson’s Report was circulated before the meeting to all residents in the second notification paperwork. Mary invited anyone present to come forward if they had a question– no questions raised</p> <p>4. The 2019 – 2020 Audited accounts were circulated to all residents before the meeting in the second notification paperwork. Lyndon invited anyone present to come forward if they had a question– no questions raised</p> <p>5. The financial report for 2020-2021 year to date was circulated before the meeting to all residents in the second notification paperwork. Lyndon invited anyone present to come forward if they had a question– no questions raised</p> <p>6. To receive, and if approved, adopt the proposed Budget 2021-2022. The proposed Budget for 2021-2022 was circulated before the meeting to all residents in the second notification paperwork. Lyndon invited anyone present to come forward if they had a question– no questions raised</p> <p>Voting took place with all slips collected and counted by Lucy, Marjorie, and Margaret.</p> <p>7. To receive, and if approved, adopt the proposed draft Budget for 2022/2023. This draft budget for the following financial year is necessary as the auditors cannot give DPML certification unless we can show that we have a draft budget in place for 2022-2023. A finalised budget will still be produced next year to be voted on at the OGM in 2022. Lyndon invited anyone present to come forward if they had a question– no questions raised</p> <p>Voting took place with all slips collected and counted by Lucy, Marjorie, and Margaret.</p> <p>8. To approve the Auditors and authorise the Trustees to agree their remuneration. Lyndon invited anyone present to come forward if they had a question– no questions raised</p> <p>Voting took place with all slips collected and counted by Lucy, Marjorie, and Margaret.</p>	<p style="text-align: center;">Speaker Mary Long (ML)</p> <p style="text-align: center;">ML</p> <p style="text-align: center;">ML</p> <p style="text-align: center;">Lyndon Taylor (LT)</p> <p style="text-align: center;">LT</p> <p style="text-align: center;">LT</p> <p style="text-align: center;">LT</p> <p style="text-align: center;">LT</p>
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<p>9. There have been no nominations for the vacant position of Trustee, therefore the trustees will consider co-opting in due course.</p>	<p>Mary Long (ML)</p>
<p>10. To receive and approve the amendments to the Bye-Laws from the current 2016 version to the new 2021 version. The Bye-Law amendments were circulated before the meeting to all residents in the second notification paperwork. Mary invited anyone present to come forward if they had a question</p>	<p>ML</p>
<p>Questions raised:</p>	
<p>– 1. EH, You have removed the word Estate Manager from the Bye-Laws, does this mean that there is no future intention of appointing an Estate Manager? I understood that this was solely to save money for the roof, but the removal of the title will be pointless if it is just put back in a future version of the bye/laws.</p>	<p>EH</p>
<p>– Response by John Bickley. The Trustees have taken ownership of this role themselves and DPML now has 3 managers running each of the Office, Bar and Amenity Lands and these managers report directly to the Trustees. We have already saved £75K to £100K in overhead costs with this structure. Our current view is DPML does not need an Estate Manager but future Trustees may make a different decision, however there is no need to write a job role function into the Bye-Laws as no other job function is within this document.</p>	<p>John Bickley (JB)</p>
<p>– 2. FS, Can you explain the definitions in the Bye-Laws as they don't make sense? The document should have a revision date put in before the next OGM.</p>	<p>FS</p>
<p>– Response by Lyndon Taylor. The new definitions try to distinguish tenants from resident owners to separate out the difference between a resident tenant with or without permitted access. We are happy to review the document again and bring further changes to the 2022 OGM.</p>	<p>Lyndon Taylor (LT)</p>
<p>Voting then took place after all questions were answered with all slips collected and counted by Lucy, Marjorie, and Margaret.</p>	
<p>11. To receive and approve the new clause to the bye-laws regarding the skips. The Bye-Law clause was read out in full and Mary then invited anyone present to come forward if they had a question</p>	<p>ML</p>
<p>Questions raised:</p>	
<p>– 1. FS, In terms of may cause nuisance what do you mean by that?</p>	<p>FS LT</p>
<p>– Response by Lyndon Taylor. This term is referenced in the Covenants. We have received multiple complaints about long term skip storage on plots over the last year and this clause is designed to give clarity over the time period for storage of a skip and to give the Trustees more power to deal with these complaints.</p>	
<p>– 2. FS, I feel that this is Orwellian as I can't do what I want on my own land</p>	<p>FS</p>
<p>– Response by Lyndon Taylor. All plot owners are at liberty to vote and if the majority vote against the addition of the clause it will not be passed.</p>	<p>LT</p>
<p>– John Bickley, Also not all plot owners want to formally complain about their neighbours but have requested for something to be put in place to keep Delamere Park looking nice, we are trying to get some balance with the support of residents. We will allow plot owners to have longer term skips when this is deemed appropriate but not to leave a skip on land indefinitely.</p>	<p>JB</p>
<p>– FS, How many complaints have been received regarding skips</p>	<p>FS</p>
<p>– Response by Lyndon Taylor. Four or Five</p>	<p>LT</p>
<p>– 3. EH, A lot of work has been going on that has needed skips due to the pandemic, this is abnormal and skips use will now drop. Do we need a 9-page document for the Bye-Laws with this included as there is already a nuisance clause in the Covenants?</p>	<p>EH</p>
<p>– Response by Lyndon Taylor. The Trustees need something to give them more control over the use of skips and power to take action, this is the reason for this clause.</p>	<p>LT</p>
<p>– EH, How many proxy votes were received? Response by Lyndon Taylor, 18</p>	<p>EH/LT</p>

- JM, How enforceable is the 4-week period? If you tell someone to remove a skip and they don't do it what will you do?
- **Response by Lyndon Taylor.** Ultimately having this in the Bye-Laws gives us much more scope than just relying on the Covenants for enforcement

JM

Lyndon Taylor (LT)

Voting then took place after all questions were answered with all slips collected and counted by Lucy, Marjorie, and Margaret.

12. To receive and approve the new clause to the bye-laws regarding signing in of guests. The Bye-Law clause was read out in full and Mary then invited anyone present to come forward if they had a question – **no questions raised**

Mary Long (ML)

Voting took place with all voting slips collected and counted by Lucy, Marjorie, and Margaret.

13. Voting Results Announced:

To receive, and if approved, adopt the proposed Budget 2021-2022

For	66
Against	1
Abstain	7
Result	Passed

ML

To receive, and if approved, adopt the proposed draft Budget for 2022/2023

For	65
Against	1
Abstain	8
Result	Passed

To approve the Auditors and authorise the Trustees to agree remuneration

For	71
Against	0
Abstain	3
Result	Passed

To receive and approve the amendments to the Bye-Laws from the current 2016 version to the new 2021 version

For	64
Against	5
Abstain	4
Result	Passed

To receive and approve the new clause to the bye-laws regarding the skips

For	49
Against	21
Abstain	3
Result	Passed

To receive and approve the new clause to the bye-laws regarding signing in of guests

For	41
Against	33
Abstain	0
Result	Passed

14. We award the Fitzsimmons Trophy to the person or persons who have made a significant contribution to community life on Delamere Park and this year that is Lynne Shelley for her 40 years of voluntary work teaching Delamere Park residents to swim

Lyndon Taylor (LT)

15. I will be standing down as Trustee at this point the other Trustees will appoint a chairperson in due course

Mary Long (ML)

Thank you for attending, this concludes the meeting. Goodnight

ML