

DELAMERE PARK MANAGEMENT LIMITED

Minutes of Annual general Meeting of Plot Owners held at 1930 hrs on Thursday 19th September 2015

Present: John Gilbody (JG) (Chair of Trustees),
 Darren Shepherd (DS) (Trustee),
 Ian Sharp (IS) (Trustee),
 John Muir (JM) (Trustee),

Also present: Gary J Newberry (Estates Manager),
 Philip Bentham (PB) (Accountant, Sawyer Quine),

Apologies for Absence: Carla Brown (CB) (Trustee),

1. INTRODUCTION

John Gilbody welcomed plot owners to the meeting and introduced the top table. He outlined the agenda for the current meeting.

John Gilbody asked if the Minutes / Chairs Report of the last OGM meeting held on 18th September 2014 were considered to be a true and accurate record of the meeting. Following a show of hands the Minutes were taken as read.

2. CHAIRPERSONS REPORT

Plot holders had previously received a copy of the Chair's report. (see separate document) JG confirmed three Trustees (CB/JM/DS) were standing for re-election / election. JG thanked his fellow Trustees and plot holders for their support and also thanked those groups and individuals who volunteered their time in supporting Park activities. He made a plea to keep volunteering, especially those who felt they could serve in the role of Trustee. JG also thanked Delamere Park employees for their hard work in support of the Park and plot holders.

JG outlined some of the achievements from the past year such as the completed Building Condition Survey with specific reference to the ongoing financial contributions being made as a consequence of efficiencies and savings on expenditure in various areas. As a consequence JG commended the continued savings made during the current financial year, and that Delamere Park Management Limited was well placed to address its current and future financial commitments.

There was reference to future projects and residents were directed to the details contained in the Chairs Report including opportunity to finance such schemes from existing capital or consider prudential borrowing.

JG outlined the sound financial position with regard to DPML funds and that due to sound financial management over the year, opportunity, was also being taken to complete early settlement of a Bank loan. No increase on plot-holders contributions would be sought for 2015-16. and as a consequence the (full) annual fee of £676 would remain the same.

At the end of his report John Gilbody addressed two submitted questions in regarding the Pool shower refurbishment (JB confirmed this was proceeding) and the ongoing issue of building permission for

properties to be built in the gardens of existing dwellings (JB confirmed the Trustees would continue to object and not approve of such changes to property)

John Gilbody said he would take any further questions.

Park Benches - Frank Stewart again sought information on the Park bench project and installation of additional benches to be located around the Park. GN advised a purchase of 1 bench had been made, and was to be sited where an existing (damaged) bench had been removed some years ago. There was some objection by other residents present, and it was agreed to review the location to agree a mutually acceptable position.

Confidentiality Policy - A resident sought clarification on the introduction of a Confidentiality Policy and why other residents had not been consulted on its introduction and/or the document made available for wider discussion. GN confirmed a Policy had been produced to update the existing document. A number of residents and staff present felt no need existed for this change, but others present felt it appropriate and right for the Trustees to introduce such a Policy. It was left with the Trustees to progress this aspect with the DPML staff concerned. GN agreed copy of any Policy could be made available on request.

Land Ownership - Stan Mendham raised the issue of some estate amenity land still being in the ownership of the original estate developers (Whelmar) i.e. "ransom strip" surrounding the Estate perimeter, and enquired as to the steps being taken by the Trustees to secure right of title. JG agreed this matter should be investigated further in conjunction with the Trusts Solicitors to determine what action would be appropriate.

Development Rights - A number of residents raised their concerns regarding the Trustees right of veto on property changes and development within the estate, with particular reference to the Covenant contained within property Title Deeds and rights of refusal /permitted development rights. (IS) confirmed the position was less than clear and ongoing discussion with the DPML Solicitors continued in this respect. (IS) confirmed DPML Trustees retained the rights of refusal as set out in the Covenant, but this aspect was being referred to the Local Authority (Planning Dept) for a response. In the meantime DPML was advising all residents seeking a change to their property to apply the existing 'change of property' procedure (seeking Trustee approval) and also seeking building /planning permission from the LA.

3. BUDGET 2015-2016

John Gilbody referred to the budget as set out in the second notice letter, including no increase in resident's fees. and asked if there were any questions on the proposed budget. There were no questions.

JG then asked for a vote on the 2015-2016 budget - the budget was passed on a show of hands.

4. TRUSTEE NOMINATIONS

John Gilbody confirmed there were three trustee nominations, Carla Brown (re-election), John Muir (election), and Darren Shepherd (re-election). All 3 were elected to continue in office as Trustees of DPML. This was passed on a show of hands.

5. APOINTMENT OF AUDITORS

John Gilbody then proposed that the trustees retain Sawyer Quine as auditors and approve their remuneration.

Passed with no objections.

6. FITZSIMMONS TROPHY

John Gilbody spoke about the nominations that had been received for the trophy.

The award went to Elizabeth Hill for her community involvement in a wide range of Delamere Park activities for the benefit of DP residents.

John Gilbody then thanked all those residents for their contribution and then declared the meeting closed.

Gary J Newberry
Estates Manager
19/09/15