

KEMP TOWN ENCLOSURES LIMITED

MINUTES OF THE FOURTEENTH ANNUAL GENERAL MEETING HELD AT THE BRIGHTON STEINER SCHOOL, ROEDEAN ROAD, BRIGHTON AT 10.30 AM ON SATURDAY 1 NOVEMBER 2008

PRESENT	Mrs J Griffiths	Chairman	JG
	Mr J Rolls	Director and Hon Secretary	JR
	Mrs J Sewell	Director	JS
	Mr B Horton	Director	BH
	Mr S R Hicks	Director	SRH
	Mr S Harwood	Acting Hon Treasurer	SH
In attendance	Mr A Russell	Retired Hon Treasurer	AR

28 residents attended comprising 26 Freeholders and/or their appointed representatives. 2 non-voting flat owners also attended. 13 Proxy forms were received. 21 marked voting cards were issued to represent the one vote per numbered house allowed at the meeting.

1. The Chairman welcomed the residents and checked that all those eligible to vote had their yellow voting cards and that everyone had a copy of the Agenda together with the annual report written by the chairman and head gardener which were incorporated in the autumn newsletter and which also gave thanks to the garden volunteers and the retiring directors: David Lloyd-Jacob having served as Director since Oct 2002; Chairman 2002/07 Andrew Russell who had served as Hon Treasurer since May 2000. Maureen Dilton-Hill who had served as Director since July 2003. Lady Teen MacDonald who had served as Director since August 2004.

The current board of directors were introduced to the residents.

2. Apologies for absence were received from Messrs M Harper (potential Board member), N Hinton, M Inglethorpe, J Jones, S Loberg, D Lowe, E Mitchell, and C Still, also Mrs A Longley and C Gratton (potential Board member).

3. The Minutes of the meeting held on Saturday 20 October 2007, which had previously been circulated, were approved and signed by the Chairman. There were no comments.

4. In order to allow time for discussion later in the meeting the Chairman referred the residents to the written chairman and gardener reports already circulated and asked if there were any questions. Just one query was raised concerning situation of felled tree.

5. JG handed over to Andrew Russell (AR) to present the financial statements for the year ended March 31 2008 which were sent out with the Notice to freeholders. AR highlighted certain areas.

Under Operating income the main income was £48,500. Earned interest was half of previous year which had reflected the sale of cottage in that previous year only. £33,318 had been spent on railing replacement, taken from the renewals reserve fund.

Under Analysis the main increase in expenditure was the gardeners' wages which reflected the increased hours they now worked. Cost of plants had fallen. Railing repainting is part of ongoing programme; security patrol appeared for the first time as did electricity in the tunnel. Query was raised about Fife House and it was explained that their garden rates had not been received for 4 years and a charge has been placed over the freehold when the property is sold. The Balance Sheet shows the equipment as a debt to KTE. The large cash balance in the renewals reserve of £113,000 is due to JR collecting rates in very good time. The creditors show the £37,109 which reflects the early rate payments.

Answering a query about the funds held in the renewal fund, JR explained that this amount is held in the Bristol & West through our solicitors and as an Irish bank it confidently covers KTE even as a limited company. The interest earned is expected to be in the region of 5.6%, which will be paid into the fund on 31 March 2009.

D Lloyd-Jacob proposed and G Bryson seconded the acceptance of the accounts and unanimous approval was given by all Freeholders in attendance. The Accounts were accepted.

JR Proposed a vote of thanks for Andrew and all those present gave a wholehearted burst of applause.

6. JG then advised that, in addition to Steve Harwood, four residents had expressed interest in becoming directors. She asked that they stand so that everyone could be introduced to them. Only Steve Harwood and Mark Eynon were present at the meeting and it was therefore agreed that the Board would have the option to co-opt those of Richard Bunday, Mark Harper and Caroline Gration they feel appropriate and they stand to be elected at the next AGM.

7. The appointment of Peter Chambers as accountant/auditor was explained and JR gave background information. Pam Meek proposed acceptance, seconded by Stella McCrickard and it was unanimously agreed.

8. The basis for the proposal that the garden rate from 1 April 2009 should be increased to £600 for freeholders and £180 for outsiders was explained by JG who advised that for the forthcoming year the budget for the gardens would be set at £52,583, Administration £7,934 and that the previously agreed £6,000 would be placed in the Renewal (Capital) Reserve as from 1 April 2009.

The increase rates would raise an extra £4,012 and this, with careful housekeeping and savings under some headings, together with income from other sources will cover the actual increase in costs of £8,300. New items will include £1,000 for tree surgery, £6,000 for capital (railings), £1,300 extra costs for accountancy and audit, together with inflation of 3% to 5% on certain items.

9. The policy of the BBQs was discussed. Pam Meek presented reasons to vote against BBQs in the gardens; there was no-one present to offer reasons to rebuild a BBQ. A vote was taken with 21 votes against BBQs; with no votes for BBQ. It was therefore unanimously agreed that BBQs will not be allowed in any part of the gardens.

10. The policy regarding parties and marquees was addressed. After discussion it was unanimously agreed with 21 votes that up to 20 people may hold a private party with or without a gazebo free of charge.

An open air party or with a gazebo for 21 to 50 people will incur a 'wear and tear' levy of £100 and must be pre-booked through Mrs R Sumner at Jonathan Rolls's office.

Pre-booked parties with a hired marquee + portaloos for 21-50 people will be charged £200 'wear and tear levy'. There will also be a £250 refundable deposit for parties of 21-50 people which will be forfeited should the booking contract be broken.

It was further agreed that the KTE are to produce a new booking contract, the security company be made aware of the contract requirements and the dates of large party bookings so that they may check the gardens at 9 o'clock that evening to ensure the party has ceased.

All complaints concerning rowdy/drunken behaviour to be phoned through to the security company as advised on the gates.

11. Southern Boundary Railings: JG regretted that despite lengthy research and four letters to the Council with copies of correspondence dating back to 1974 she had not yet been able to obtain a constructive response from them. It is now in the hands of the B&HCC Department of Environment but she would not cease to raise the questions. Pledges from residents amounted to £15,745. Fourteen application packages sent out under the Kemp Town Society charitable letterheading failed to raise any funds.

DL-J and Nick Sabine advocated the cheaper repair option. Brian Horton explained that we are actively seeking cheaper and acceptable manufacture and design and that it taking a long time achieve; but nonetheless wishes to have agreement that we continue and report back at the next AGM.

It was agreed that JG, BH and the KTS Chairman should continue to pursue funds and seek alternative construction costs.

BH reported on the work carried out to the railings, gate posts and closers during the current year; advising also that the Council had agreed to paint the main feature pillars.

12. Under any other business JG reported on various letters she had sent to the Council.

a) Rats down in the black rock area: Environmental Health advised that the pest control officer is baiting this area and two rodent waste bins have been installed and they will continue to check the area on a weekly basis.

b) Bicycles chained to railings. B&HCC advised that current deployment of resources makes it impossible to act. However 'fly parking' does indicate a need for bicycle parking and her request has been added to the current list.

c) Replacing paving slabs outside 16 Sussex Sq although Utilities are allowed up to six months to replace tarmac with paving slabs they had made this request a priority and the slabs replaced.

d) Sussex Square bus stop. The Transport officer confirmed that we will have a 'Heritage' bus shelter installed in January 2009 and that we may paint the bus stop barriers black to match our own railings.

SMcC proposed a vote of thanks to KTE Board of Directors for all that they do on the residents' behalf and this was unanimously supported by those present.

There being no further business the meeting closed at 12.12 pm