

North Lane (Aldershot) Management Company Ltd

Annual General Meeting

7.00pm on Monday 18 September 2023

Held via Zoom

Minutes

Welcome & Introduction

Prof Adam LeGresley (Chair) opened the Annual General Meeting (AGM) of North Lane (Aldershot) Management Company Ltd (NLAMCL) by introducing and welcoming the attendees to the Zoom AGM.

Guest Attendee:

Cllr Keith Dibble, Rushmoor Borough Council

Notice convening the Meeting

Kate (IYP) advised the first formal proceeding of the AGM was to approve the Notice convening the Meeting.

The Notice convening the Meeting was approved.

Service Charge Accounts

Kate took the attendees of the AGM through a high-level summary of the Service Charge Accounts for NLAMCL for the financial year ended 31 December 2022.

For the purposes of Service Charge Accounting two elements: for the 'Estate'; and for Leasehold properties. Each member (356) makes the same contribution to the 'Estate' charge. Each Leasehold property also has to make a separate payment for 'Leasehold' costs and Ground Rent.

Income & Expenditure 1 January 2022 to 31 December 2022

– Service Charges, Ground Rent and Interest	£206,465
– Service Charge Expenditure	£181,152
– Closing Reserves as at 31 December 2022	£266,163

(Private Flats £197,941, Flats Over Garage £12,664, Estate £55,578)

*Variances to Budget **

Flats - Building Insurance & Communal Electricity (new budget reflects)

Estate – Woodland Area (planned from Reserves)

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enquiries@itsyourplace.co.uk

0330 660 0699

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Both IYP and Paul Adams of Branston Adams (who prepared and presented to the Directors to Service Charge Accounts) would be happy to answer any questions in respect of the accounts being presented, following the AGM. The Accounts are posted on the dedicated website <http://northlanealdershotmcl.co.uk> and are available for download.

If you would like a paper copy of these Service Charge Accounts, please contact IYP by either telephone 0330 660 0699 or email enquiries@itsyourplace.co.uk and a copy will be issued to you for your own record and safe keeping.

Appointment or Reappointment of Directors

In accordance with the Memorandum & Articles of Association of the Management Company, the following Directors were appointed, retired by rotation and offered themselves for re-election:

Directors to Retire by Rotation:

Kate advised the following Directors were due to retire by rotation:

- Miss S McCaul
- Mrs L Cook

As there was no objections, Miss McCaul and Mrs Cook were reappointed.

The Board of Directors for the Management Company also comprises the following members:

- Prof A Le Gresley
- Dr J Koenigsberger

There were no other nominations received for an appointment as a Director of NLAMCL prior to the AGM or expressed their interest at the AGM.

Appointment of Accountants

IYP on a day-to-day basis manage the transactional financial matters for the management company. As NLAMCL is a limited company, at the end of every financial year, they employ a Chartered Accountant (Branston Adams) to verify the transactions and financial state on an independent basis.

Branston Adams are appointed to act totally independently to validate and test the expenses of the management company and verify the expenditure and to present these to NLAMCL.

It was agreed to continue with Branston Adams preparing both the Dormant Accounts and Service Charge Accounts for NLAMCL.

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Any Other Business

Kate advised that all services provided to NLAMCL and the associated appointed contractors, they are carefully reviewed annually and market tested by the Board of NLAMCL.

Nurture Landscapes Ltd which are the current appointed grounds contractor do annually wild flower seed various areas around the development to enhance the appearance of the development and furthermore biodiversity of the Estate.

Whilst the roads have been adopted by Hampshire Highways, question was asked whether additional signage could be displayed to identify properties as it is noted by some residents and any visiting parting, that properties are difficult to locate. There was recommendation that whilst additional signage might be helpful, the consideration is to the quantity and location of any signage to avoid confusion. The use of What3Words, or a QR code was also made and NLAMCL would welcome any suggestions that can either be put to Hampshire Highways or duly considered by NLAMCL.

The AGM closed at 1920 hrs

North Lane (Aldershot) Management Company Ltd and IYP would like to thank Cllr Dibble for all his continued support and for all the lobbying that is carried out on behalf of the NLAMCL and all households/residents and the wider community of North Town.

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