

## Delamere Park Management Limited OGM 12 September 2023

<b>Trustees Present</b>	Lyndon Taylor Chair Stephen Parsons John Bickley Wendy Sinfield	LT SP JB WS
LT	Opened the meeting	
<b>1</b>	<b>Receive and approve the minutes of the last OGM 13/9/22</b>	Agreed all
<b>2</b>	<b>Minutes of the SGM on 5/9/2023</b>	
	The minutes will be prepared and placed on the website in the near future. POs will be notified that they are there. Any amendments or corrections to be notified to the office as soon as possible after publication.	LT
<b>3</b>	<b>Chairs report – Q&amp;A</b>	LT
	LT noted that the report had been circulated and offered to answer any questions related to it. No Questions were asked	LT
<b>4</b>	<b>Note the 2021 – 2022 Audited Accounts</b>	LT
	Approved	Agreed all
<b>5</b>	<b>To note the financial report for 2022 -2023</b>	LT
	Question related to a shortfall of £60,000 in the accounts	Gary Spencer
	Explained that this is because of VAT element of the plot fees that are VAT inclusive whereas the accounts according to convention are net of VAT	LT/JB
	Agreed that a note should be placed in future budgets about this	<b>ACTION</b>
	Question about planning for the cost of Electricity and Gas	Rod Wilson
	Current gas prices are until 2028 and electricity until 2026. Unable to agree a price for electricity yet but the price is stable for this year so no price increase in the budget is necessary for this year. Trustees are looking at the potential to install solar on the club house roof in the future	LT
<b>6</b>	<b>Receive, and if approved, adopt the proposed budget for the year to 30 September 2024</b>	LT
<b>Vote</b>	<b>For – 192 Against – 9 Abstain - 5</b>	<b>Approved</b>
	I don't understand what I am voting for	Rosemary Hallman 25 Cobbles
	This is for the budget for this year and if you agree with that	LT
<b>7</b>	<b>Approve the provisional budget for 2024/5</b>	LT
<b>Vote</b>	<b>For – 185 Against - 7 Abstain – 9</b>	<b>Approved</b>

<b>8</b>	<b>Approve the Auditors and authorise the Trustees to agree their remuneration</b>	LT
	<b>For – 198</b> <b>Against – 5</b> <b>Abstain -4</b>	<b>Approved</b>
<b>9</b>	<b>Resolutions where due notice has been given</b>	
<b>9.1</b>	<b>To make all plot fees identical</b>	
	It is essential that things are done correctly and the Covenant is the essence where there is a relationship to all 427 properties. We should all pay equally. Trustees offer a discount for early payment and if we change this we will have the money that we need. We need to invest and this will fund that. Essentially Trustees cannot manage the cash flow. Trustees could subcontract the debt collection	Vince Moran 22 Styles
	Most people would not pay on time if we had everyone paying the full fees monthly. This is heavy on Admin and has costs associated with that	LT
	For many people the lump sum payment will be a problem so everyone should be able to pay the lower price monthly	Phil Hallman 25 Cobbles
<b>Vote</b>	<b>For – 38</b> <b>Against -165</b> <b>Abstain - 6</b>	<b>Not Approved</b>
<b>9.2</b>	<b>Future Use of the Lodge</b>	John Bickley
	This resolution is about future use of The Lodge which will become available in June 2024	
	Not against the motion but it should not exclude specific groups of people. Members of the group should be elected.	Gary Spencer 17 DPWE
	To be clear it would be unacceptable to have a chair of the group from Squirrels CIO because as an organisation they do not have a legal standing	JB
	I would like to be reassured that Squirrels will be represented on the group	Judy Piper Paddock Walk
	The make up of the group will be for the new Trustees to decide and it can include young people residing on the Park as they do have legal standing	LT
<b>Vote</b>	<b>For – 155</b> <b>Against – 40</b> <b>Abstain – 16</b>	<b>Approved</b>
<b>9.3</b>	<b>To Allow Dogs in the Bar</b>	<b>Laura Ireland</b>
	Laura was not present to present the motion	
	My wife has been bitten by a dog that was on a lead and it drew blood. Dogs can jump up, interact with other dogs, get on the furniture and soil the floor	Ken Blakemore 26 Longacre

	I don't use the bar because I cannot bring my dog and I think if we could bring in dogs that it would bring in more business to the bar	Katie Beth 27 Cobbles
	I volunteer at Anderton Boat lift and we have recently allowed dogs but the captain is responsible and if there is bad behaviour the dog is asked to leave. The Bar Manager should ask dogs to leave if there is bad behaviour	Dave Turner 14 DPWE
	I take my dog everywhere and most people like her, it encourages the use of venues and it would be nice to be able to bring our dogs into the bar	Isobel Nicholson Denehurst
<b>Votes</b>	<b>For – 69</b> <b>Against – 127</b> <b>Abstain – 18</b>	<b>Not approved</b>
<b>9.4</b>	<b>Trustees are to abide by legal advice on the file</b>	LT
	For this motion SP took the Chair of the Meeting due to conflict of interest for LT	
	This concerns me because the Trustees can use our money to take legal advice without consultation with the PO for a mandate. We should be able to ensure that advice is for both sides of an argument. As a Trustee I was not allowed to speak to the barrister	P Hallman 25 Cobbles
	You agreed to delegate discussions with the barrister to SP & LT . Trustees are directors and have the right legally to seek advice. PO's are not shareholders, they can only instruct the directors how to act via motions passed at General meetings. If PO's don't like what a given Trustee does they can put forward a Special Resolution at a General Meeting to remove them.	JB
	People do take advice. Using this resolution to 'slag off' a Trustee candidate is reprehensible	Gary Spencer 17 DPWE
	Legal talk tonight and at least one candidate says that the legal advice is terrible. We should appreciate what Trustees do	Helen Patterson 6 Coppice
<b>Votes</b>	<b>For - 150</b> <b>Against - 48</b> <b>Abstain - 12</b>	<b>Approved</b>
<b>9.5</b>	<b>DPML and Directors are prohibited from granting any form of occupancy or re-purposing of Amenity land or buildings without permission of the POs granted by a Special Resolution at a General Meeting .</b>	<b>Martin Gough 2 The Dell</b>
	Quality of life is important, we pay money to DPML for the buildings to enjoy according to the Deed of Covenant. Trustees can change without consulting the PO's. This sounds unlikely but for example the car park could be extended into the Tennis Courts or the Green could be repurposed etc. These things may be necessary but should be only be actioned via a Special Resolution. I want to reinforce this with this motion so that third party occupancy or use of amenity lands or buildings change can only be granted by PO's via a Special Resolution	
<b>Votes</b>	<b>For – 183</b> <b>Against – 20</b> <b>Abstain – 11</b>	<b>Approved</b>

<b>10</b>	<b>To elect 4 Trustees for the vacant positions</b>	<b>LT</b>
	3 Trustees have stood down; LT, JB, WS. There are 5 applicants for the 4 places. Each applicant has already presented to the PO's on an application form that has been circulated. Further copies are available on each row to refresh PO memories. Applicants will now make 2 minute presentations to the room.	
<b>Vote</b>	John Bickley – 140 Phillip Hallman – 111 Oliver Jones – 140 Gary Spencer – 69 Lyndon Taylor – 164  Elected Trustee are John, Phillip, Oliver and Lyndon	
<b>11</b>	Representation permitted by the Chair	
	I think that the minutes are too brief, they are a travesty of what minutes should be. Minutes should be approved and signed and matters arising should be discussed. They should be available to read.	<b>Sue Wilson 18 Denehurst</b>
	This was discussed previously and agreed that no personal details should be included. The full minutes are available to Trustees but not for others. New Trustees can change this if they wish to do so.	SP
<b>Minutes</b>	Minutes of the meeting will be placed on the web site when available	LT
	<b>Meeting closed</b>	