

ENFIELD ISLAND VILLAGE TRUST

Minutes of the Annual General Meeting held at
The Enfield Island Village Community Centre on
Saturday 11 December 2010 at 10-12.00am

PRESENT:	T Thake	(TT)	Director	Chairman
	E Tait	(ET)	Director	
	M Patel	(MP)	Director	
	Rhona Harper	(RH)	Director	
	K Lai	(KL)	Director	
	S Ahmed	(SA)	Director	
	Espen Skogen	(ES)	Director	
	Bernadette Squire	(BS)	Director	
	S Johnson	(SC)	Managing Director Amber Management	
	I Campbell	(IC)	Amber Management	

IN ATTENDANCE:

Members Attending See Schedule A

APOLOGIES FOR ABSENCE:

S Mills Metford Cresecent
S Hussain Thorneycroft Drive

PROXY VOTES:

In Favour of the Chairman: R Goodburn Hispano Mews

In Favour of A Chaudhry: H Rahim Martini Drive

1. INTRODUCTION

The Chairman welcomed those attending and noted the apologies and proxy votes. The meeting would follow the formal agenda and be followed by informal discussion for all.

2. SPECIAL RESOLUTION

The Chairman explained that due to the company becoming a registered charitable trust and company law changes (which included the removal of the need for annual general meetings and a company secretary) revised Memorandum and Articles of Association had been prepared by our solicitors.

The trust would still hold an annual meeting each year in the Spring to explain the yearly rent service charges to residents. Copies of any financial accounts would be available on our website and sent to members on request. Most announcements were dealt with by email in order to keep the postage and handling costs low. There was some discussion on the need to withdraw the AGM and this was explained that at AGM meeting only those present could vote on issues such as the appointment of directors. This could in future be opened up to all members.

This was proposed by TT, seconded by KL and approved. There was one vote against. The chairman proposed and members agreed to annotate the minutes to the effect that members require there to be a policy of a meeting being held each year.

3. STATEMENT OF ACCOUNTS

Statement of Accounts were received for the period ending 31st August 2009 from Brindley Jacob -Chartered Accountants and draft accounts for seven months to 31 March 2010 from Roberts and Co. It is proposed that the final accounts to March 2010 will be completed by December 2010. No accountants were invited to present the accounts this year.

There were some exceptional items relating to the canal work and refurbishment of the barge. The canal had not been cleared since the Island was built and was full of silt which needed to be cleared. The canal barge was repaired off the Island and costs were more than expected. Timelines are being prepared for major works with projected budget costs. There is a proposal to investigate linking the canal basin to the River Lea in order to keep metered water costs low.

4. COMPANY DIRECTORS

There was discussion about who is eligible to be a member and a director. The chairman explained that only those who pay the rent charge are eligible (but not obliged) to be members of the Trust. The rent charge is payable by freehold and leasehold property owners and not by tenants or other residents. Also, residents who have defaulted on the requirement to pay the rent charge are excluded from membership.

In terms of the appointment of directors, the chairman explained that directors were appointed by members and it was entirely up to members whether they chose to vote for or against a particular candidate. A candidate with more votes against than for would not be elected.

Under the newly adopted Articles of Association, directors were now appointed for a period of 5 years from their election.

Tony Thake, Rhona Harper and Espen Skogen retired by rotation and, being eligible, offered themselves up for re-election.

For Tony Thake -this was proposed by SA, seconded by ES and approved.

For Rhona Harper – this was proposed by AC, seconded NS and approved.

For Espen Skogon – this was proposed by KL, seconded by MP and approved. There was one vote against.

Members extended a vote of thanks to Audrey Cox on behalf of the Board and members present for the commitment she had shown to the Island during her tenure and in particular for all her hard work in supporting the Trust. Her role as a director had come to an end for technical reasons as she remains resident on the Island, but is no longer a rent charge payer due to a property transfer.

Two residents have put themselves forward to become directors of the EIVT ; Bernadette Squires and Craig Bird

Their appointments were :

For Bernadette Squire – this was proposed by RH, seconded by MP and unanimously approved.

For Craig Bird – this was proposed by TH, seconded by SA and approved

IC was to register their appointments with Companies House .

This item concluded the formal AGM and an informal discussion followed.

CRIME AND POLICING

Crime and Policing of the Island – serious concerns were raised by some members regarding anti social behaviour and harassment by young people. The security of the flat wooden doors was weak which allowed young people to gain access to open stairwells to congregate. The smartwater initiative has made some impact but there have been some recent incidents where people have felt threatened in their own homes by intimidating behaviour. Some members voiced a willingness to help re- invent the Island neighbourhood watch scheme and to meet with the police in the new year to see what can be done to improve things. Dog fouling and dogs not on leash attacking other dogs is still a serious problem. The response from the police and SNT was also raised and members did not feel that enough was being done. It was agreed that we would approach the police to try to arrange a meeting in the community centre on a Saturday morning in January 2011 with our local councillors and MP.

CCTV – we may need to re-consider this and policing the Island with security staff if the problems become worse. This option would have high cost implications.

Smartwater Kits – these are still available and members can request one from the office.

Rifles Site Development – a member stated that the lightening across the bridge was off and this made it very unsafe late at night. This route way is also the emergency access for the Island. The Trust have been trying to talk to the new developers to maintain the right of way for emergency vehicles. It was agreed that we would try to contact the council and building developers to see if the site could be improved whilst it was still being developed. Individual members may also like to write to their ward councillor to see if we can improve the site in the short term until the site is properly developed up.

Dogs – there is an ongoing problems with dogs on the Island. The police are aware and situation will be monitored for any further attacks by black Staffordshire terriers on other dogs.

SNT – the contact details for the team are on the website. There is a new team in place and they are happy to talk to residents. Some members stated that they were unable to get through and just had to leave messages on an answer machine which resulted in delays in dealing with heavy anti social behaviour issues. It was agreed that local team be invited to meeting in January to see how we could resolve local issues quickly.

Neighbourhood Watch Scheme – KW and JA confirmed that they would like to be involved in any NW, CAPE, KIN and area forum meetings

The Chairman thanked everyone for attending and there being no further business closed the meeting at 12.00 noon.

Minutes approved



A J Thake
Director
18 Jan 2011

EIVT- Attendees on 11 December 2010

Name	Property
S Ahmed	George Lovell Drive
R Harper	Soper Mews
T Thake	Thorneycroft
P Warner	Webley Court
J Aird	Harlston Drive
E Skogan	Punchard Crescent
B Squires	Warlow Close
P Hammond	Government Row
H Kyriacou	Webley Court
K Davis	George Lovell Drive
A Cox	George Lovell Drive
K Wilkie	Webley Court
M Patel	Blanchard Grove
J Squire	Warlow Close
A Chaudhry	Martinin Drive
I Campbell	Thorneycroft Drive
Glenroy Brown	Punchard Crescent
S Abimbola	Needham Court
E Tait	Manton Road
N Smart	Bren Court
C Wallace	Greener Court
M Stewart	Polsten Mews
S Stewart	Polston Mews
J Shoffren	Thorneycroft Drive
F Jalloh	Manton Road
M Gilkes	Thorneycroft Drive
J Monaf	Punchard Crescent

Schedule C

Residents Association AGM Action List – Minutes Dated December 2006

Mgt Co	Action	Remarks
RA	IC was to investigate the rise in electricity costs; specifically invoices relating to an unmetered electricity supply.	Unmetered electricity supply is for communal lighting and sewage pumps.
	IC would source some extra dog litter bins and place them in strategic positions around the Island and contact the Council to ask them to empty their bin on a more regular basis.	Three bins subsequently purchased.
	SG advised that London and Quadrant Housing Association had recently deployed a mobile CCTV camera with some measure of success. IC was currently investigating the cost and options of a similar system and would report his findings to the RA in due course	Cameras 'sold on' to L&Q pending details/purchase of a system which will be compatible/integrate with Council's CCTV plan for the borough.
	It was also noted that items being left out for collection by the Council were not always being picked up in good time. This delay was considered to be unacceptable and deemed to encourage others to fly-tip. IC was to make appropriate representations to the Council to have reported items removed in a more reasonable timescale.	Council have advised that most items reported are picked up within a week of being notified. Have also arranged for the Council to empty the council litter bins on the Island on a Thursday, not a Friday, as they (still) continue to fail to pick up sacks when emptied.
	<u>Ecology Area</u> . Questions were asked in respect of the Ecology Area, what was its purpose and whether it would remain fenced off? The area was currently 'immature' and being populated with trees. Exact usage had yet to be decided. The RA would need to give the matter more consideration to see if it would be best to develop the area as some form of nature trail, with or without restricted access.	Ongoing.....
	<u>Royal Small Arms (RSA) Centre</u> . Some resident questioned why the business area run by the RSA did not attract more leisure facilities for residents such as restaurants and bars. It was believed that there was little demand to sustain such businesses. IC undertook to discuss the matter with the RSA Manager	Deemed not to be financially viable – lack of passing trade/demand.
	Seating – Playgrounds. There was a lack of seating for parents when supervising their children in the playgrounds. IC was to arrange for seating to be provided.	2 seats on order and to be installed November 2007.

	Reserves were currently healthy but it was felt that a better rate of interest could be had than obtained at present. The Chairman had already started to investigate this. IC stated that CPM was currently in the process of changing its bank from Barclays to Halifax Bank of Scotland (HBOS). He would ascertain what rate of interest will be obtained from HBOS and then liaise with the Chairman to determine if monies should be moved to another bank/account to get a better rate of return	RA has applied to set up a separate (RA) Corporate Deposit Account with Bank of Scotland
	<u>Bus Terminus.</u> A request was made to have the area in the vicinity of the bus terminus populated with flowers. IC would liaise with the gardeners to see what they suggested. Proposals would then be forwarded to the RA for approval.	Gardeners advised against it. Area prone to vandalism.
	<u>Parkland.</u> It was noted that the parkland was still prone to flooding in certain areas. The Chairman advised that Fairview New Homes remained responsible for solving the problem and would be pursued accordingly.	RA been given a one off payment of £10,000 to 'solve' ponding issue.
	<u>Canal Arm and Basin.</u> Residents voiced a desire to provide floating platforms in the canal arm and basin to encourage birds to visit the waterway and to breed. IC would seek the advice of the RSPCA with the view to purchasing suitable structures.	4 'eco-islands' purchased. Concern expressed over time it is taking for island to become established (vegetation to grow). Representation has been made to the Company.

Schedule D



Howard Wade & Jacob

Chartered Accountants
G K Jacob P E Sawford

ENFIELD ISLAND VILLAGE RESIDENTS ASSOCIATION LIMITED

We have prepared and audited the accounts for the year ended 31st August 2006 from the records and information provided by CPM Asset Management Limited. There were a number of adjustments required to be made and these have been reflected in these accounts and CPM Asset Management Limited have been notified accordingly.

We have the following observations on the Income and Expenditure Account on page 5.

1. Rent Receivable

This includes rent from RSA Island Village Limited and Community Centre hire.

2. Canal Arm and Basin - Pump

Includes £588 for the removal of straw bales. Installation of pump, modify pipework and control panel £3956.

3. Drain Pumps and Repairs

The annual scheduled maintenance contract is £14011 and the additional amount of £6341 is for repairs, in particular unblocking drains.

4. Landscape/Litter Clearance

Gardening costs amounted to £63480, Cleaning £8229 and Rubbish Disposal £1052.

5. Miscellaneous Expenses

Legal Costs for transfer of amenity area	1941
Training and Assessments Costs	158
Party Supervision	70
Pizzas for Community Event	25
Land Registry Search	18
Funding Fair Seminar	10
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	£2222
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6. Repairs and Maintenance

Includes the following:-

Various repairs to street lighting	1435
Repair wall in car park - Eden Close	558
Security notice board cabinet and posts	702
Repair to roadside and fit bollards	881
Site maps	570
Barrier repair	535
Algae treatment	805
Repair broken flagstones	419



ENFIELD ISLAND VILLAGE RESIDENTS ASSOCIATION LIMITED - continued

7. Prior Year Adjustment

This is the write off of provisions for expenditure together with old unidentified receipts.

8. The surplus for the year is £68821 which is added to the Reserves which stand at £409667 as at 31st August 2006 as shown on page 4.

HOWARD WADE & JACOB
6th November 2007