

EGM at Roman Park Residents Club on Sunday 14 April 2024

Meeting began at 10:10.

Jason Hill gave an introduction to the presentation.

Everyone introduced themselves, the working group and the Trustees.

Guy T suggested having questions after each item instead of at the end of the presentation.

A vote was taken against this.

A review of 17 Dec 2023 meeting followed. The objective was to progress the options supported.

The working group was split into 3 smaller groups.

Results: Draft lease ready for signing. Licensee prepared to sign 1<sup>st</sup> May 2024. Rental agreement and asset register to be drawn up.

Jason Hill explained the figures shown on the financial comparisons slide.

Lease details: 5 year internal and insuring; lease with 6 months notice. Discount on prices for residents.

All staff to be offered employment under TUPE regulations.

Majority of costs to be borne by tenants, utilities, payroll, etc.

Tenants have the right to open to the public.

Robin Smith, the proposed tenant, who at present runs the Rose and Crown in Newport Pagnell, gave a presentation.

Guy T asked a lot of questions.

J M asked about parking.

John Holmes asked que.

Guy T asked how Robin proposed to increase footfall.

Valuations on properties. The charge over the land held by Home and Communities Agency still needs to be removed- potential costs of this 5K.

A detailed market appraisal completed by Louch Shacklock. Appraised value 537,000 if sold 'as is'

Potential value 2M with planning permission for 6 large houses. Pursuit of planning permission 2-5 years at a cost of £25-75K, apportioned through equal contributions.

Motion 3 approves spending to investigate this option.

Revised constitution – original is 35 years old.

Complexity led to confusion and divisive politics.

Simplified version strips out unnecessary clauses' reflects tenancy option, considers progressing potential sale, clarifies voting and simplifies Trustee appointment/removal.

In the case the licensee leaves and cannot be replaced, a clause allows reversion to current constitution and operation.

John McGuire made a statement.

Colin L said change to voting is not legal

- 1) Lauren Green said proxy voting was changed for this meeting. 20 in the room agreed with her.
- 2) T Please confirm that it is.
- 3) If we change and allow Robin and Lynn to have lease on this, the buyers solicitor will pick that up and inform the buyer.

C Lane. Flyer not signed – who are the flyers from? One is from Lauren and Beryl.

B de Souza said Deed of Trust can be changed, work done on Constitution is inappropriate.

N. Is energy the tenants liability?

Guy T. If the new tenants give notice we could be back in the same situation as we are now,

Guy T. What are the costs associated with the presentation? Lease 2K. Valuations free.

Guy T. Will discuss with you independently. Who decides to give the tenant notice?

Would the residents committee go? Yes.

If Robin goes after 6 months, would our EC's still go down in 2025.

No.

Need a sinking fund for protection of property.

Sharon Taylor explained voting process.

- 1) Red. Majority leasing
- 2) Blue. Revised Constitution
- 3) Green. Authorisation to proceed Constitution 2/3

**RESULTS.**

Motion 1. In room                    96 for 14 against.  
                  Proxy                    34 for 33 against.

Motion Carried 130 votes for and 47 against

Motion 3. In room                    97 for 12 against  
                  Proxy                    64 for 2 against

Motion Carried 161 votes for and 14 against.

Motion 2. In room                    91 for 17 against  
                  Proxy                    33 for 33 against

Motion Carried 124 votes for and 50 against

Motions will be actioned by Trustees.

Meeting closed 12:10.