

## ROMAN PARK MANAGEMENT LTD

### MINUTES OF THE TRUSTEES MEETING 5<sup>TH</sup> AUGUST 2025 AT 2PM

1. **Present:** Sharon Taylor (Chair), Brian Southern (Treasurer), John Coveney (Secretary), Lee Muncey
2. **Apologies:** None
3. **Minutes of Last Meeting:** The Minutes from the meeting on 12<sup>th</sup> June 2025 were approved.
4. **Matters Arising**
  - 4.1. **Gas Boiler.** The inspection in the loft to look at the pipework for any potential leaks that may be contributing towards the loss of pressure in the boiler has been deferred given the very hot conditions in the loft.
  - 4.2. **Roof Update.** Unfortunately although the work carried out in June has improved the situation greatly there were still leaks following heavy rainfall since then. One bout of heavy rain caused leaks whilst another did not, no doubt due to the directions of the winds in each storm. We have asked our contractor for a quotation to replace the pitched roof and both of the flat roofs on the building. The total cost of doing all of the work would be about £105k. Obviously we would need to seek further quotes but for now we agreed not to pursue this pending a clearer understanding of the future of the Roman Crown and a better understanding of the options for the sale of the site.
  - 4.3. **Snipaholix Lease.** The new lease has been drafted. We have not heard back from them yet.
  - 4.4. **Waste Disposal from car park bins.** The waste has now been removed by our contractor. We have agreed to remove the bins from the car park area to help prevent a reoccurrence of the problem.
  - 4.5. **Alarm Contract.** The new alarm is to be installed over three days commencing 11<sup>th</sup> August.
5. **Finance Update.** We have received the accounts from the Roman Crown. The trading position has improved slightly but overall the situation is causing great concern, They broke even in March but made a trading loss in the two months that followed. The situation is to be discussed with them at a meeting on 20<sup>th</sup> August. We also noted the need to improve communications between them and our residents. Currently their only communication channel appears to be still Facebook which many of our residents may not use. The overall picture of the trading is that the events are very popular but the café and club opening on non-event nights are the main drain on profitability.
6. **Update on Sale Feasibility Study.** The last part of the feasibility study, the planning assessment, has now delivered its draft report. We now await a final report from Louch Shadlock that draws together the four reports and provides guidance on how we could proceed from here. We need to be able to provide an update on the sale options at the AGM. We will also need to examine in more detail the option of demolition of the Club although we are confident that this too will need planning approval. We discussed and noted the MK planning guidelines which show a reluctance to remove buildings from a community use either by conversion or demolition. Any future change of use by us will need to address this issue.
7. **1<sup>st</sup> Choice Properties.** We have heard and now have confirmation in writing that 1<sup>st</sup> Choice have given us three months notice to vacate their office at the Club. They are expanding following a recent acquisition and need more space. We agreed to ask Louch Shadlock to value the space with a view to finding us a new tenant. We also agreed to use this meeting for an update on the sales options open to us.

**8. AOB.**

8.1. We agreed to have a print of the next Newsletter and distribute it around the estates to raise awareness of the situation at the Club.

8.2. Debt Collection. The next set of reminder letters is being prepared and will be sent out shortly.

**9. Date of Next Meeting,** Wednesday 20 August for a meeting with Robin and Lynn, The date of the next full Trustee meeting will be set once we have the update from the Roman Crown.