

ROMAN PARK MANAGEMENT LTD

MINUTES OF THE TRUSTEES MEETING 2ND DECEMBER 2025 AT 2PM

1. **Present:** Sharon Taylor (Chair), Brian Southern (Treasurer), John Coveney (Secretary), Luke Epps of Louch Shadlock (part)
2. **Apologies:** Lee Muncey
3. **Minutes of Last Meeting:** The Minutes from the meetings on 7th November 2025 and 24th November 2025 were approved.

4. Matters Arising

The review of electricity usage at the Roman Crown has been carried out by the Treasurer. The consumption is much reduced from the equivalent periods last year as a result of the reduced trading hours of the Roman Crown. Therefore there is not a perceived metering issue. Matter considered to be closed.

5. **Roman Crown trading performance.** From hearsay it would appear that the Roman Crown have had two enquiries about taking over the lease at the Club, one from a Turkish restaurateur and one from another interested party, The Turkish gentleman has been to see the premises and apparently wishes to return with his wife. Sharon to write to Robin for a full update.
6. **Possible tenant for Unit 1a.** We agreed in principle with the changes of entrance into unit 1a proposed by the Chiropractor who is considering taking up the lease for the unit. The gates would have to be secured at the end of trading each day. We discussed the issues concerning the heating of the unit given that it shares the heating and single thermostat control with the Roman Crown. We agreed to raise this with Luke when he attended in part later.

7. AOB

Outbound email trial. John to produce the fliers and forms for sending out.

Bee Tee Alarms. John has still not had a reply to his emails. Our contact t may have left the company. John to call to progress.

EICR Brian confirmed that the next EICR is not due until February 2027.

Boiler Pressure Loss. Steve Willimas has carried out his inspection of the pipework and has apparently found the leak which was draining into the ladies toilets. We believe he has fixed the leak as well but Sharon will write to him to confirm.

8. **Discussion with Luke Epps from Louch Shadlock.** Luke provided us with an update on the two potential clients for leasing Unit 1a. We had agreed that having the hairdresser, although not in direct competition with Snipaholix, was not fair on Snipaholix as some treatments would have overlapped. We instructed Luke to put forward our counter offer on deposits and rent free initial period to the

Chiropractor. We also asked Luke to mention a change of heating which could be incorporated into the fit out for the unit.

We also discussed with Luke the issues with the Roman Crown and how we could possibly market the existing facility or the site as a whole. We agreed that we needed to see how Xmas trading progresses and will revert to Luke in the middle of January.

9. Date of Next Meeting, 16th December 2025 at 10.30