

ROMAN PARK MANAGEMENT LTD

MINUTES OF THE TRUSTEES MEETING 19TH JANUARY 2026 AT 10.30 AM

1. **Present:** Sharon Taylor (Chair), Brian Southern (Treasurer), John Coveney (Secretary), Lee Muncey, Robin Smith and Lynn Reeves from the Roman Crown (for part of the meeting).

2. **Apologies:** None

3. **Minutes of Last Meeting:** The Minutes from the meeting on 5th January were not presented. They will be sent out later for approval.

4. **Matters Arising**

Sniapahlix have paid their outstanding invoices.

Steve our plumber has indicated that we could put a separate heating circuit and control to the two radiators in Unit 1a from the existing boiler but he has concerns about whether there is sufficient access in the roof space for the two new pipes to be run. He suggested thinking about using electric heating, possibly dual air conditioning and heating units that are very thermal efficient these days. John to arrange a visit for Steve.

The meeting with Mr Leighton has taken place. His recommendations involved the Club being managed by ourselves again with a full time manager and multiple staff but not being restricted to just residents. At this juncture we agreed that such a model would not radically change the profitability of the Club and would more than likely lead to an increase in the EC again. Our preference is to pursue a new tenant preferably a restaurant or café. We have asked that Robin introduce us to the potential tenant looking at opening a Turkish restaurant.

5. **Legal views on taking back the Club premises** .Sharon and John sat on a video call with our lawyers at which the options for repossession were discussed. Essentially the best way is for us to reach an amicable agreement with our tenant to leave the premises and for them to cancel any leases and contracts that they have. The next option would be to move to forfeiture which would entail us having to send in a bailiff and locksmith at a likely cost of between £800 and £1000. Obviously our hope is to arrive at an amicable agreement.

6. **Meeting with Robin and Lynn.** Robin began this part of the meeting by confirming that trading had not improved at all and that reluctantly they will be surrendering the lease. The mutually agreed date will be the 4th April 2026. Any bookings for the function room for after that date will be cancelled by the Roman Crown and any deposits will be returned to the customers. Robin asked if we wished to continue with any existing contracts for telephony or other services, We stated that we had no wish to do that and any contracts must be closed down by themselves. We reiterated that their debts to us still stand and agreed to provide an itemised list of outstanding invoices. Realistically we can expect repayment for utility bills but it is unlikely we can recover much of the outstanding rent.. Robin confirmed that the prospective tenant who wished to open a Turkish restaurant was still interested, We again informed him that any negotiation around a potential lease must be with Roman Park Management Ltd as it is not Robin's intention to sub-let. Finally we agreed that any public announcement about the closure would not happen for two weeks when Robin and Lynn have informed all of their staff.

7. AOB

Lee is to let John into Unit 1a so he can provide Steve our plumber with a better description of the existing heating before his visit.

8. Date of Next Meeting, As soon as the Roman Crown can attend a meeting.