J KROLL

AGM Meeting

3rd of October 24, 6.00pm – 8.00pm

Pedlars Acre Community Hall, 1 Opal Street SE11 4HZ & Teams

Present

Julien Kroll, JK

Steven Kerbel, SK

Amanda Tracey, AT (remote)

Jackie Steer, JS

Linda Bishop , LB

Mike Corney, MC

Sylvia Newman SN

Monifah Philip, MP

Elvira Hernansanz Perez EH

Apologies

Sally Seymour ,SS

Nigel Edward, NE

KV Duong KD

Michail Nazarenko, MN

Invited

Stefan Tavernier-Gustave (estate Director) , ST

Jerroms (auditors)

Minute Taker

Julien Kroll

Name/ Item	Details
JK	Opens meeting and confirms quorum. 18 shareholders presents (or via Proxy) + 4 online
JK	Goes through purpose of the meeting and the agenda: 1. Doors open at 6PM 2. Meeting Starts at 6:30PM 3. Chair open the meeting o Welcome and basic rule keeping 4. Introduction from new Estate director 5. Presentation of the accounts by **Jerroms GCN Incorporating Hamiltons** 6. **Vote for the account** 7. Board members: o Retiring board members: Julien, Sally, Mike, Michail, KV and Monifah o Candidate to the board: o Election 8. Vote on the D9 rule modification 9. Open discussion
1	**Introduction from new Estate director:** Stefan gave an overview of his career, and his vision for the RMO. Encouraging residents to be involved in our community and reassuring that we will become a better RMO in the near future.
2	**Presentation of the accounts by Jerroms GCN Incorporating Hamiltons** 1. Account are being presented 2. Question from the audiences: a. Why is the account not distributed to the shareholder prior to the meeting: JK explained that the account were available online on our website and in paper in the office. It seems that the availability was only communicated per email. We will make sure next year, everyone receives the notice and the information about where they can see the account (online and paper). The reason for not printing the account is because it will have been more than 2000 pages to

print, and it didn't feel right in regard to the environment to print so many pages for just few shareholder reading the report.

b. Question on Grounds maintenance and gardening which went from 1265 in the previous year to 3,659. The estate director will look at the invoice with David Withing and provide a detail response in the next newsletter regarding the increase.

c. Electricity: The concern on the electrical cost on the estate is raised by the resident. JK explained that it is a priority item for ST and it was the first item on the handover list the chair gave to the new estate director. We will tackle this topic from multiple angle as soon as possible.

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3 **Vote for the account :**

- **15 votes in favour, majority**
- Account approved by the shareholders

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4 **Board member election**

Jk invite the candidate to introduce themselves, then proceed to the election via ballot paper.

Oppening of the Ballot. JK open the ballot, ST write down the results. A resident helped us verifying the ballot results.

The elected Board members are:

- **Alfredo Liguori**
- **Anderson Philip**
- **Anderson Vital**
- **Angie Lieu**
- **Claudette Jacobs**
- **Peter Matthews**

ST will organise the signature of the legal document required for the board member to join .

JK will invite them to the Board Whatsapp group.

ST will organise a board meeting ASAP to proceed with the election of the new Chair, Secretary and Treasurer.

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5 **Vote on the D9 Rule**

- JK presented the D9 Rule
- One resident explained that it seems unfair that for a board member resigning in writing to the society, there is the same sanction (6 months non eligibility) than for a board members that has left without a written letter (for example if the board member is not attending more than 3 consecutive meeting without justified absence)

- JK and the board explained that different options were evaluated by the board, we voted and proposed the D9 rule as it is in the AGM agenda.
- JK read the rule again to the residents and explain points which are unclear. The new rule will allow any board member who left the board to re-apply 6 month after its departure. If the board member left as part of the AGM retired members, the rule does not apply and the member can reapply as soon as they want. The 3Y ban from rule D9.10 remains.
- Vote for the approval of the Rule modification: **16 vote in favour --> Approved**

6 **Q&A:**

- A Shareholder point out that the AR30 for the financial year 2022-2023 has error in the list of Director. N Desmond was appointed at the 2023 AGM and should not be there, K Zacha is not listed but should be. There may be other name missing.
- JK acknowledge the error and also explain that is a confusing form to fill. Historically, it has never been done right 100%. The auditors also explained that it is common to have some error on this section of the form, but it is not critical.
- The board will look at it and see if a modification request can be sent to the FCA.

Meeting closed 20:00