



Notice of General Meeting

NOTICE IS HEREBY GIVEN that the Annual General Meeting of St Benedicts (Tooting) Management Company Limited will be held in **St Nicholas Church Hall**, Church Lane, Tooting, London SW17 9PP on **Tuesday 18th November 2014** at **7.00pm** when the following ordinary business will be considered:

1. To receive and approve the Minutes of the Annual General Meeting held on 20th November 2013.
2. To receive and adopt the Report of the Directors and the Accounts for the year ended 30th June 2014.
3. To provide an update on recent maintenance and other work on the Estate.
4. To discuss service charges and reserves and, if the consequent risks are considered acceptable, to defer the next periodic maintenance from 2019 to 2020 to reduce annual contributions to reserves.
5. To note that previous General Meetings may have passed resolutions purporting to vary the terms of property legal agreements including regarding payment of charges, to note that such variation is not legally possible without the consent of all contracting parties, to cancel any such resolution passed previously and to note that the Directors and Managing Agent must follow the terms of the property legal agreements.
6. To discuss and give guidance to the Directors when sub-let properties are over-crowded under national and local Government guidelines.
7. To permit the Directors to authorise payment to Edward Payne & Co for work incorrectly carried out to trim hedges on the Estate that was not ordered but for which a quotation had been requested and was intended to be ordered in future.
8. To discuss fire seals in risers of blocks of flats and, if felt appropriate, to authorise the Directors to carry out at all flat owners' expense any repairs not made by Community Vision.
9. To discuss the initial cost and future electricity cost savings of LED lamps and, if felt appropriate, to authorise the Directors to replace lamps in common areas of blocks of flats at all flat owners' expense in 2015.
10. To discuss the nuisance and danger caused by foxes on the Estate, what action is legally possible and, if felt appropriate, to authorise the Directors to hire a pest control firm to trap and remove foxes at all property owner's expense at a time of year when this is legally permitted.
11. To discuss the nuisance caused by the failure of residents to dispose of rubbish and recycling correctly, which is made worse by foxes, if felt appropriate, to authorise the Directors to purchase a waste bin with handles that lock the lid in place for every property on the Estate without a bin with lid visible at the expense of the individual property owners and to authorise the Directors to charge this cost to the property service charge accounts concerned.
12. To deal with the election of Directors.
13. To deal with any other business.

By Order of the Directors.

Dated 14th October 2014



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Notes

Any Member entitled to attend, speak and vote at a General Meeting may appoint a Proxy to attend, speak, vote and participate in a poll instead of that member. A Proxy need not be a member of the Company and you may appoint the Chairman of the meeting as your Proxy. You may instruct your Proxy how to vote.

The best way to appoint a Proxy is by using the St Benedicts website at address <http://www.stbentooting.co.uk/proxy>. If you appoint the Chairman, this will also allow you to instruct them how to vote on your behalf. The Chairman cannot accept instructions to speak on your behalf.

Alternatively, the enclosed form may be used for the purpose of appointing a Proxy and must be returned to Rendall and Rittner Limited, Portsoken House, 155-157 Minories, London, EC3N 1LJ **to arrive not less than 48 hours before the meeting**. If you use this form or you appoint someone other than the Chairman and you wish to instruct them how to speak or vote on your behalf, you will need to instruct them directly.