



Minutes of the 2023 AGM held on 6th November 2023 19:00 hours at *Oliver Twist* PH

Present: Tim & Sue O'Dell, Mark Salisbury, John Wills, Ian Giles, Glenn & Naomi Turner, Jim Morrison, Ray Heeds, Kevin Seckington, Fred Briffitt.

No apologies were received.

1. Approval of minutes of previous meeting (now https://www.ptvm.co.uk/2022_AGM.pdf)

- These were agreed unanimously

2. Matters arising from 2022 AGM

- There were no matters arising.

3. Treasurer's Report

- Jim Morrison gave a brief summary including:
 - Thanking those directors who pay by standing order (all but 1) for doing so and making the Treasurer role easier,
 - Welcoming Fred and Linda Briffitt who moved in just after last year's AGM,
 - Advising that our bank balance at the end of October was just over £8000, £4.5K down from last year after tree work, fencing, pond work and skip hire.

4. Approval of Accounts (https://www.ptvm.co.uk/2023_Accounts.pdf)

- These were approved unanimously.

5. Election of auditors

- It was agreed that we would continue with DNG (now part of a company called Shaw Gibbs) who charged us £540 last year.

6. Co-Chairperson's Report

- Mark Salisbury had prepared a written report and copies were handed out to those present. The text is appended to these minutes.
- The contents were discussed at some length with general satisfaction being expressed.

7. Nominations and Election of Committee Members

- Co-Chairs Tim O'Dell and Mark Salisbury were re-elected,
- Treasurer Jim Morrison was re-elected,
- Members Ian Giles and Alister Anthony were also re-elected and
- Fred Briffitt agreed to join the committee.

8. Renewal of Contractor/s

- Glenn Marshall has quoted £350 per month to continue next year, up from £330 this year. It was agreed that we were unlikely to find a cheaper but still reliable quote and that the contract should be renewed.

9. Extension of contract to include lake cleaning

- Glenn Marshall has said he is happy to undertake lake cleaning work. He said that he charges £20 per hour for other gardening work and that this is the figure he would expect for work of this type.
- After some discussion it was agreed to offer Glenn an extra £100 per month if he was willing to spend 5 hours each month on weed removal and other lake work as directed by the committee.
- It was also suggested that Glenn be asked to notify one of the residents before starting work near the lake, for health and safety reasons.

10. Maintenance Charge

- There was discussion around whether the increased contractor costs were sufficient grounds for an increase in the charge, or if that decision could be postponed until next year's AGM. There was a general feeling that it would be safer to increase the charge now and an increase to £25 per month with effect from April 2024 was agreed on a show of hands.

11. Events

- There was a widely held view that the lake area was under-utilised for social events and it was agreed that residents should be reminded that it is open to us all to suggest social activity and offer to organise it.

12. AOB

- Jim Morrison proposed a vote of thanks to Tim O'Dell for the time he devotes to monitoring the lake area and keeping it tidy. This was agreed unanimously.
- On several occasions dog mess has had to be removed from the lake area and residents are asked to take extra care watching their dogs while running loose in the amenity area.
- Residents are also asked to ensure that gates are closed while in the lake area and locked behind them when they leave
- All committee members were thanked for their work.

13. Date of Next Meeting

- It was agreed that we should aim for the end of September next year, or shortly thereafter if that proved impossible to organise.

The meeting closed at 19:50 hours.



These minutes were agreed at the 2024 AGM held on 29/10/24.



Co-Chair Mark Salisbury's written report

Dear Fellow Residents,

Firstly, I would like to thank the committee members, Ian Giles, Alister Anthony, Jim Morrison (Treasurer) and Tim O'Dell (Co. Chair) for their continued efforts & support.

Alister, our newest member kindly joined the committee recently.

As the rest of us have been active members for many years, I would like to encourage the next generation of residents to join us and have a bigger say in the running of the PTVM. Therefore, if you would like to volunteer to take over one of the current management roles, please feel free to put your name forward.

Following on from October 2022 AGM. The main actions as proposed in the Chairmans reports have been largely carried out with several additional actions.

The focus in 2023, has been to continue to follow through the aims of maintaining and upkeep of the area, in the most cost-effective way.

The priority was to remove and clear the large amount of silt and vegetation that had built up over the past decade. Initial costs for independent contractors to complete this task proved limited and costly, £7-10K for the top pond alone.

It was agreed after careful consideration by the committee, to hire a small digger and dumper truck with qualified operators to complete this task. The removed materials were placed on the beach area of the pond. The objective is to gradually infill this area to revert to land. This was successfully done with a significant cost saving (Under £2K). The result of this was achieved and improved the overall flow and appearance of the pond.

It is thought that this process will need to be repeated only every 3-5 years.

Also because of this clearance, we have been able to reduce the need for requesting residents to support workdays to physically clear the pond. However, 2 workdays have been able to keep on top of the general weed build up.

Unfortunately, the turnout of volunteers for these days has been extremely limited (2-5 people).

We fully understand family commitments and limitations to be able to commit to these days.

With this in mind the committee has agreed to seek options to increase the monthly maintenance coverage of the area to now include general pond clearance. The aim is to be able to work within the current monthly cost allocation.

Quotes are being requested, which will be discussed at the next committee meeting and submitted to the residents for approval.

In general, the rest of the area has been maintained, with trees professionally cut and overhanging branches removed.

As the picket fences were starting to rot and being in poor condition, these were replaced after several quotes were submitted.

This to continue to ensure a secure locked area for insurance coverage.

We encourage all residents to have their say and offer suggestions as to how they want to see the area both maintained and made use of.

Please feel free to email or discuss with any of the committee.