

## VINTERS PARK RESIDENTS ASSOCIATION

### **Minutes of meeting of Annual General Meeting Held on Wednesday 26<sup>th</sup> April 2017 at Vinters Park Community Centre**

#### **Opening**

The Chairperson, Kay Lowe, opened the meeting at 8.00pm by welcoming everyone attending. (The signatures on the Attendance List indicated that 36 were present).

Apologies: Derek Butler, Sarah Long, Anne Taylor.

#### **Minutes**

The minutes of the meeting held on 20<sup>th</sup> April 2016, having been previously circulated, were taken as read, approved and signed by the Chairperson. There were no matters arising.

#### **Chairpersons Report - My First Year as Chairperson**

When I put myself forward as Chairperson at last year's AGM I could never have imagined what a hectic and sometimes frustrating first year it would turn out to be! The problems in the hall became apparent very early on with the awful damp in the entrance hall, small hall, toilets and kitchen which urgently needed our attention. Our insurers, after their initial shock that the problem had existed for over two years, were very co-operative and gave the go ahead for investigations to begin. It was finally discovered that there was a broken water pipe below the floor and the water had gradually over the years seeped up and eroded into the very fabric of the building which caused more damage than we could have imagined. We had to get quotes from trades people and then the quotes had to be submitted to the insurers. All this took so much time and was very frustrating but finally the quotes were accepted and work began. Plaster, skirting and architraves were removed from walls and dehumidifiers were put in place for almost three weeks to dry out the walls. Once the walls were dry we had to consider the redecoration.

Well at this point I found out all there was to know about different types of flooring, different paints, ballcocks, bowls, flushers, toilet pans and a first for me, men's urinals! Men's loos and urinals – what an experience! Unfortunately funds did not allow us to replace those but the toilets in the disabled, ladies and men's toilets were all replaced along with new cubicle doors, something which had not been done since the hall was built. This all took so much time and often the whole situation was very fraught and hirers were upset by the closure of the hall but they all stuck with us. New flooring, redecoration of the entire entrance hall, small hall, kitchen and toilets complete, we finally reopened, on time, on 31<sup>st</sup> October.

Bookings since then have really taken off. We have lots of new clubs regularly hiring the hall, Pilates, Hooping, Baby Ballet, Gymnastics, to name a few as well as our previous regular hirers, Woodlands Pre-school, Slimming World, Rainbows, and Brownies etc. We also have our wonderful singing group, Vinters Voices run by Martin and Neil, who will be making their first public performance at our Summer Fair in July. There are not many hours in the day when the hall is not hired partly due to the interest that is shown on the Vinters Facebook page and our newly designed website.

When I took over as Chairperson one of my greatest hopes was to bring back a feeling of a community to the Centre by holding regular coffee mornings. This community feeling had sadly had been lacking for a long time but I think that this is happening as the general feedback from the coffee mornings has been very positive. The first coffee morning to celebrate the reopening of the centre was a huge success and, as many of you know, completely overwhelmed me! Since then we have held a coffee morning every month and they are always well attended with plenty of chatter, coffee and cakes. We have donated to MacMillan Cancer Research, Guide Dogs for the Blind and celebrated St Patricks Day. Who could forget Amanda in her leprechaun outfit?

Money raised at our fundraising events goes towards the upkeep, redecoration and repairs to the centre. Earlier this month we replaced the old fire doors at a cost of £1,800 which will be finished off on Friday. During the year we replaced both outside security lights as well as general repairs around the centre, often unseen. After the Christmas holidays a bad leak was discovered in the pre-school toilets and yet again we had to inform our insurers. Another £250 excess later it was discovered that a roof tile had been broken and that is where the water was leaking into the walls of the toilets. Again a dehumidifier was put in place for a number of weeks to dry out the excess water in the walls. The complete redecoration of the preschool toilets has now taken place and yet another problem has been resolved and the loos are back in action (so to speak!).

We are getting there with the redecoration, it may be slow, but the hall is now getting a really good feel about. I've met many residents who I've never seen before and now know by name, even if it is the wrong name – sorry Pat, who I was calling Win until recently! None of what we are achieving could be done without your support and I am truly grateful for that.

We have many plans for the future and lots more exciting events for you to attend. We are currently producing a newsletter which will be delivered to all residents and on there will be a list of all the clubs available and dates for our forthcoming fundraising events.

My committee this year has been an invaluable source of support and lots of what we are achieving is down to their support. I would just like to thank a few individuals, Amanda, our fund raising queen, Tony for his constant phone calls to insurance companies and updates and maintenance around the hall Siobhan our Finance & Bookings Manager for her regular updates regarding bookings and finance and bringing me cheques to sign, not so good (!) Our new secretary, Caroline who takes our Minutes and designs new forms and types up the newsletter as well as many of my other constant requests! However, my thanks go to all the Committee members for their help and support.

So after my year of 'firsts' and hopefully if you want me to remain as your Chairperson for a second year, I can only say that my hopes for the centre remain the same as my first year. I want this to be a centre for all of the residents of Vinters Park, young and old alike, to use the centre as it was always intended, a Community Centre. If I can continue this into my second year, then my first year will have been a success.

Oh and who knows, in time we may even be able to replace the urinals, but one thing for sure I will not be the first person to use them!

### **Presentation of Accounts**

The Association's Finance Manager, Mrs Siobhan Wood, presented the audited income and expenditure account for the year ended 31 January 2017 and the balance sheet as at that date. Copies of which had been circulated at the meeting earlier.

Siobhan reported that bookings are very healthy and there are currently not many time slots available for new bookings. There is a drop in the wage bill due to changes in the way in which people are now paid. There has been a lot of expenditure on the refurbishments of the hall this year. The bank accounts remained healthy.

The meeting duly APPROVED the Income and Expenditure Account for the year ended 31 January 2017 and the Balance Sheet as at 31 January 2017, copies of which are inserted in the Minute Book.

### **Appointment of Independent Examiner**

It was duly AGREED that Steven Hill be appointed as the Independent Examiner for the current year.

### **Election of Officers and Executive Committee Members**

The following members, having been nominated prior to the meeting were duly ELECTED to the posts indicated:

Chairperson: Kay Lowe  
Vice-Chairperson: Barry Smith  
Secretary: Caroline Corry

### **Appointed Managers:**

Finance and Booking Manager: Siobhan Wood  
Caretaker: Derek Butler

### **Executive Committee:**

Individual Members: Tony Hewson, Amanda Rose, Fred Burton, Maggie Middleton, Chris Shiers, Sarah Long.  
Group Representative: Anne Taylor (Pre-School)

The Chairperson indicated that there were still places free on the Committee and invited those present to consider volunteering, or if they knew of anyone who would be interested, to put their names forward at the end of the meeting.

The Chairperson announced that Jackie Young and Val Nightingale have both decided not to continue and she thanked them both for the work they have put in during their time on the Committee.

The Chairperson asked Paul Nichols PCSO to introduce himself. Paul explained that he had only been in the role for a week and was still in training. At present he does not

have a mobile phone but asked that anyone wanting to contact him should do so by calling 101. He asked that residents report all incidents on the estate via 101 and to continue to do so to ensure that they are logged. Peter Lowe also reiterated this point that all incidents need to be logged.

The Chairperson then invited Ian Chittenden to present his latest report – a copy of which is filed in the Minute Book.

### **Ian Chittenden**

Ian preceded his report by welcoming Borough Councillor David Naghi to the meeting. Ian then presented his report – a copy of which is inserted in the Minute Book.

Ian's report covered; the 40% cut in Government money and the effect this has on getting anything done. Ashurst play area refurbishment. Speedwatch and road safety work on Sittingbourne Road. Tree replacements, underpasses and footpaths

### **Any Other Business**

The Chairperson opened the floor to any other business.

#### 1: Brian Hoare, Crayford Close

Brian raised his concerns over the amount of litter around the estate and asked if there was anything that can be done. . Ian said that this is a big issue at the moment, he said that MBC are able to provide litter picking equipment if there were enough people interested in forming litter picking groups. A lot of interest was generated by this and the Chairperson invited those interested in getting involved to leave their names with the Secretary at the end of the meeting. Ian also asked that any litter dumped, or bins overflowing, are reported on the MBC website.

#### 2. Ken Goodchilds, Crayford Close

Ken is concerned about the vehicles parking in the bays on the bend in Hampton Road and the speed in which cars come down the road from the Sittingbourne Road direction. Ian said that double yellow lines will not be put down unless there are a number of accidents recorded. He is also reluctant to recommend a reduction in the number of bays as this would add to the parking problems already being experience on the estate.

#### 3. Peter Lowe, Blendon Road

Parking problems are being exasperated by the number of 6<sup>th</sup> form students parking on the estate as it appears that Valley Park school may be charging them to park in the school. Now, with the building of a new school, unless they build student parking into their plans this situation will only get worse. The schools need to be pro-active.

#### 4. Richard C, Bargrove Road

There is a major problem with the amount of dog mess being left on the estate, particularly on the footpath down to the schools. Ian said that if it continues to be a problem now that there are more bins in place, there are still a few things that can be done, i.e. more signs put up on polls, spray signs on path. The footpath along the edge of the school is not a lot cleaner since the school now take responsibility for the cleaning.

**5. Pete Webster, Plaistow Square**

There are some footpaths that are never cleaned, who do we inform. Ian said to email him.

Dave Naghi said that with regard to any incidents that occur on the estate, if at all possible get video or photo evidence which can be submitted to the authorities, only do this if it is safe to do so and doesn't cause confrontation. The culprit can then possibly be identified and spoken to.

**Conclusion**

There being no other business, the Chairperson concluded the meeting by thanking those present for their attendance. The Chairperson then closed the meeting at 9.15pm.

Approved ..... K. Howe .....(Chairperson)

Date:..... 25/4/18 .....

**VINTERS PARK RESIDENTS' ASSOCIATION**  
**STATEMENT OF INCOME AND EXPENDITURE**  
**FOR THE YEAR ENDED 31 JANUARY 2017**

	<u>2017</u>		<u>2016</u>	
	£	£	£	£
<b>INCOME</b>				
Main income				
Insurance claim	14,430		17,140	
Interest received	2,740		-	
	<u>27</u>		<u>30</u>	
		17,197		17,170
 <b>EXPENDITURE</b>				
Advertising	122		24	
Gross wages	7,451		8,134	
Rent and rates	2,327		1,576	
Heat, light and power	2,558		2,283	
Printing and stationary	503		392	
Maintenance	1,100		2,723	
Accountancy	360		360	
General expenses	424		22	
Donations	425		300	
Bad debt/Refunds	267		105	
Speedwatch sign	2,657		-	
Subscriptions	40		-	
Gardening	110		-	
		<u>18,344</u>		<u>15,919</u>
<b>(LOSS) / PROFIT FOR THE YEAR</b>		(1,146)		1,251
<b>SURPLUS FUNDS AT 1 February 2016</b>		16,030		14,779
<b>SURPLUS FUNDS CARRIED FORWARD</b>		<u><u>14,884</u></u>		<u><u>16,030</u></u>

**VINTERS PARK RESIDENTS' ASSOCIATION**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**FOR THE YEAR ENDED 31 JANUARY 2017**

		<u>2017</u>		<u>2016</u>	
	£		£		£
<b>ASSETS</b>					
Debtors		1,735		1,841	
Prepayments		1,312		1,348	
Deposits and cash		5,946		5,919	
Bank account		<u>6,739</u>		<u>8,269</u>	
			15,733		17,376
<b>LIABILITIES</b>					
Creditors and accruals			849		1,305
<b>NET ASSETS</b>		<u><u>14,884</u></u>		<u><u>16,071</u></u>	

**Balance Sheet as at 31st January 2017**

The financial statements were approved by the Board on \_\_\_\_\_ and signed on their behalf by:

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Chairman

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Treasurer