

SEAVINGTON COMMUNITY LAND TRUST LIMITED

Minutes of the SPECIAL GENERAL MEETING held in the Seavington Village Hall on Thursday 30 March 2017 at 7 p.m.

PRESENT:

Nick Loxton (Chairman), Laura Gowers (minutes)

In attendance:

The Interim Board: Peter Ash, Yvonne Best, Ken Dewsbury, Elaine Edwards, Lori Ensor, Moira Ensor and 25 members of the CLT.

APOLOGIES FOR ABSENCE

Apologies for absence were received from David Bennett, Jenny Froome, David Froome, Sally Gough, Chris Gough, Graham Parsons, Pauline Parsons, Annie Pritchard,

AGENDA

- 1. Welcome**
- 2. Let's set the scene and Questions**
- 3. Vote on audit exemption or auditor appointment (for this period only)**
- 4. Election of Directors**
- 5. Any other Business**

It was noted that the Agenda to be used for this meeting was a reduced one as there were items that were items on the original agenda that were not applicable as this was the first Special General Meeting held:

Let's set the Scene

Contracts had been exchanged between Andrew Whitehouse (Vendor) and the developer (Mark Thomas of Acorn Developments). It was expected that the sale would be completed at the end of April and development of the site would begin in early May. The developer anticipated that works would be completed within 12 months.

A Deed of Covenant would be signed between Andrew Whitehouse and the developer to ensure that 3 properties from the development would be gifted to The Seavington's CLT, free of encumbrances, as per Andrew Whitehouse's wishes.

All members present had paid for at least one share of the Seavington's CLT and were entitled to vote.

In accordance with the current rules registered with the FCA, Steering Committee members who had assisted with the project this far, would stand down. It was agreed that Nick Loxton would continue to officiate at this meeting.

It was confirmed that any questions regarding the Benefit Society Rules would be directed to the Financial Conduct Authority as one of the first actions of the board, once voted in, would be to review the rules to ensure they were pertinent to the Seavington's CLT.

QUESTIONS FROM THE FLOOR

Can the Board still co-opt new directors on to the board?

It was confirmed that there had been 10 nominations received for people who hoped to join the Board of Directors. If specific skills were required that could not be covered by the Directors, it would be possible to co-opt a member to join the Board. They would not have to be resident in the villages and a co-opted member could potentially charge for their services.

It was also noted that a co-opted Director would have voting rights as a Director but not as a member and must stand down at the next AGM.

SHOULD MEMBERSHIP OF THE CLT VOTE TO APPOINT AN EXTERNAL AUDITOR NOW OR AT THE NEXT AGM

It was asked if it was necessary to appoint an auditor at all. It was possible to vote for not having the accounts audited; this was something the Community Shop also did.

It was **AGREED that the members should vote that the first year's accounts would not require auditing.**

Proposed by Tony Beresford

Seconded by Ian Gibson

Voted for Unanimously.

TO APPOINT THE BOARD OF DIRECTORS

It was **AGREED that as all nominees had been proposed, seconded and been checked against the Electoral Role, that a block vote could be used to vote them on to the Board of Directors.**

Nominees were:

Peter ASH

Kenneth DEWSBURY

Elaine EDWARDS

Moiria Janice ENSOR

Phillip Geoffrey GORDON-SMITH

Laura GOWERS

Nicholas Christopher Peter LOXTON

Karen OGDEN

Pauline Mary PARSONS

Robert WOOD

Proposed by Yvonne Best
Seconded by Dave Retter
Voted for Unanimously.

ANY OTHER BUSINESS

Laura Gowers requested the wording required when voting that accounts do not require auditing. Tony Beresford would email his understanding of the rule.

Robert Wood requested that a date should be set for the first meeting of the Board of Directors. As certain members of the board would be unavailable for the coming weeks it was agreed to arrange this via email.

Yvonne Best asked that a press release be sent out once the Develop started “breaking ground”. It was agreed that this would be good publicity.

Ruth Turner asked how members would be kept up to date with news from the CLT. After discussion it was agreed that the Community Shop notice board and The Seavingtons website would be used. Members would be updated fully at the AGM.

It was noted that Members should understand the rules of the CLT. The Board of Directors would formulate the rules to make them pertinent to The Seavington’s CLT. This would need to be attested by a solicitor who might charge for their services.

DATE OF NEXT MEETING

To be confirmed.

The meeting closed at 7.35 p.m.

Signed:

Dated: