



1. Welcome
2. Minutes of the AGM held on Sunday 6<sup>th</sup> December 2020
3. TFAS Project List – achievements and plans
4. Presentation of the annual accounts 30 September 2021
5. Election of President and Committee of Management
6. President's remarks
7. Chair's closing remarks

**Attending:**

Agatha Akigyina, Al Barrett, Angelo Costa, Aurelie Studholme, Bev Stansfield, Hazel Norman, Trevor Wright, James Studholme, Jo Rodgers, Joan Henry, Julie Mallett, Katy Willison, Martin Tollett, Phil Smith, Robert Rudolf, Rudolph Greenridge, Steffi Backhouse, Tony Redpath, Trina Thompson, Waltraud Taylor, Zul Hanafiah

**1. Welcome**

Jo Rodgers thanked everyone for joining and advised we are quorate.

**2. Minutes from previous AGM**

Jo Rodgers asked if any queries on the minutes. Minutes were unanimously agreed and approved

**3. TFAS Project List – achievements and plans**

The updated project list was included in the AGM documents issued.

Steffi Backhouse spoke about the key items voted on at the last AGM and the progress. The biggest vote was for toilets on the site and the Toilet Project is now live, being taken to the next stage for grant funding applications after ploholders took part in a survey to give their feedback and thoughts.

Despite the continuation of the pandemic a lot of great work has been done by a small group of dedicated members and for that we are extremely grateful.

- Communal Area – cleared and levelled with bark laid by small shed.
- Additional storage shed on RA for TFAS equipment.
- TFAS documentation and other procedures all created and in place for site use. Ongoing work on proper site handbook due out in Jan 2022.
- Website now being updated to reflect our current situation.
- Ponds being created on RA and The Farm in addition to enhancement of area by the gate of the Farm.
- Water tank survey complete and inventory document created for maintenance.
- Going forward there are other projects still to get moving but with consideration for costs before commencement.
- Any ploholders with ideas for small projects beneficial to the site as a whole, can get in touch so we can undertake feasibility and costing evaluations.

#### 4. Presentation of accounts

Jo Rodgers presented the accounts highlighting key points:-

1. General situation – we are generally in a good place with rents coming in already
2. Debtors – Balance now £1000 only after £2400 collected and some COVID related debt and several payment-plans in place to support those who have been struggling. IDverde invoiced some ploholders and we are still trying to balance that back with TFAS rental.
3. Spending – currently we are outspending our income. This is mainly due the water project which was very important and already committed. Also, key cutting which is a necessary cost annually.
4. Water Rates – as mentioned last year this continues to be the biggest spend annually and we will need to review how we can reduce site water use to manage this cost sustainably.
5. TFAS storage shed – a new secure storage facility for TFAS equipment used in the maintenance of the site.
6. Manure and tools – spending on these items was also high this year. We tried out two new suppliers for manure which increased our spending and going forward we won't be using them.
7. Trees and perimeter planting – in order to create a boundary to help prevent break-ins.
8. Annual Budget - This year there is a plan to set out an annual budget and run within that. Rent is being re-invested for the tenants.
9. Ring Fenced Money – £10k to be set aside and this might be moved to a secondary account.
10. Lettings – We are in a good place with the waiting list now in good order – down to about 40 people, with lettings offers and management of vacant plots moving smoothly and efficiently.

Accounts were passed unanimously

#### 5. Election of Officers

A paper setting out the process for appointing the Committee and describing the various Committee roles had been distributed to the plot holders along with AGM papers.

Tony Redpath advised that those present would be invited to approve nominations to the Committee. At its first meeting (which would be chaired by the President) the Committee would appoint the Chair and Secretary and allocate roles to other Committee members.

Members were advised that the Committee could also directly appoint additional people to it if this would help in the running of the Society. Julie Mallett added that the committee is a volunteer role with attendance of 75% of meetings expected however the workload is shared amongst the Committee. Members were invited to let the Committee know if they were interested in joining in this way. It was noted that Katy Willison had already done this.

Hazel Norman offered to take the role of President. This was unanimously approved by the AGM. The meeting the unanimously approved the following nominations to the Committee:

Jo Rodgers, Robert Rudolfelt, Julie Mallett, Tony Redpath, Joan Henry, Bev Stansfield, Waltraud Taylor, Steffi Backhouse

## **5. President's Remarks**

Hazel said she is proud of the community created by diversity and inclusivity. A lovely group of people. There is an obligation for all to help run the site. The council doesn't care – we do. We are lucky we have the opportunity to grow our own fruit and vegetables. She urged others to get involved with workdays etc and to help our fellow ploholders.

## **6. Chair's Remarks**

Jo thanked the committee, lots achieved despite covid. A lot of plans for the next year. A Pruning Day in December around the site perimeter as well as tree planting in March. Seed swap and Seedling sale in the spring.

Jo thanked Maxine Rhodes and Phil Smith who both stepped down this year for their hard work and commitment to the smooth running of the site.

Phil said he will continue to be involved generally and mentioned tidying the community shed area and the bark. Committee needs more people to help finish the community shed, kitchen and levelling in front of the shed. Then we can run more courses in the shed.

Jo ended the meeting at 2.45pm inviting everyone to have refreshments.