

MINUTES OF THE NEVERN SQUARE GARDEN COMMITTEE AGM FOR THE YEAR April 2020 to March 2021

The meeting was held via Zoom platform on Wednesday December 15th at 7.15 pm.

It was attended by six Garden levy-payers (Annabel Campigotto, Armin Venencie, Martyn Probyn, Eva Gleeson, Spyros Gennetas and Linda Wade) and seven Garden subscribers, and by Salvatore Giorgio representing WBM, the administrators. There were three proxies to Linda Wade from debenture holders.

Daniel Conti sent his apologies.

1. To elect a Chairman and Secretary of the Committee

Armin Venencie proposed Annabel Campigotto as Chairman, and was seconded by Linda Wade and Martyn Probyn. There were no oppositions. Annabel Campigotto proposed Armin Venencie as Secretary, and was seconded by Linda Wade and Eva Gleeson. There were no oppositions.

2. To approve the Minutes of the Annual General Meeting held on January 21st 2021

The Minutes were approved.

3. Matters arising

No matters arising were raised because they had already been covered in the meeting of Nevern Square Garden Ltd.

4. To receive the Directors' Report and Statement of Accounts for the Company (Nevern Square Garden Ltd.) for the 12 months ended March 31st 2021.

The accounts for the year 2020-21 were circulated to all Garden Members in advance of the Meeting together with the Meeting Notice. Annabel Campigotto commented that total expenditure amounted to £57,092.64 and total income £56,227.57, resulting in a deficit of £865.07.

This year the Garden employed a different accountant from the previous years, who presented the accounts in a more detailed format and had proved very satisfactory.

The accounts were approved by the meeting.

5. To receive nominations and elect Garden Sub-Committee Members

The four existing Committee Members, Annabel Campigotto, Armin Venencie, Martyn Probyn and Eva Gleeson, who were all elected at the January 2021 AGM, will continue to remain on the Committee.

Fidel Salgado, who is a subscriber, offered to become a Committee Member. He received nominations from three subscribers, all from Nevern Mansions, namely Aida Maffei, Christian Nuttman and Benedicte Viort.

Annabel Campigotto said that she had not yet had the opportunity to meet Mr. Salgado and knew very little about him, for which reason she felt she could not at this point support his candidacy. She suggested that he should attend the next Committee Meeting as an observer, which would enable the

Committee to get to know him and allow him to get a better understanding of what being a Committee Member involves. If at that point both he and the Committee Members are happy with his candidacy, he could be co-opted onto the Committee and formally elected at the next AGM. It was agreed that this was an appropriate course of action.

6. To set the Community Charge - Garden Levy 2022

The Committee proposed that, in view of the current economic situation and the expected inflation of household expenses, the garden levy should remain the same amount as in 2021-22, that is £40,700. This proposal was approved.

7. Plans for 2022

The Committee proposes to install a new balancing bar, for the use of both children and adults, in the children's play area. No new planting is currently planned.

8. Any other business

In response to a request from Aida Maffei asking for information about the definition and history of the subscriber catchment area, in particular as regards the status of Nevern Mansions, Annabel Campigotto stated that, from the time when she first joined the Committee in 1998, Nevern Mansions had always been excluded from the catchment area on the grounds that the entrances to the building face onto Warwick Road. Linda Wade added that at some point in the 1980s, when she was a Committee Member, the Committee decided to accept residents of Nevern Mansions because the gardens at the rear of the building have a gate opening onto the section of road leading from Nevern Square to Warwick Road. It is not known when the subsequent decision was taken to exclude Nevern Mansions from the catchment area. Another resident of Nevern Mansions asked whether all Nevern Mansions residents (about 40 properties in all) could be eligible to be subscribers. Annabel Campigotto agreed that the Committee would inspect the building and review this proposal and its decision would be communicated to the existing subscribers in Nevern Mansions by the end of the current financial year.

Linda Wade asked whether it would be possible for WBM to deliver keys to new keyholders rather than requiring them to go to WBM's office in Paddington to collect them. Salvatore Giorgio, representing WBM, replied that this is not possible, given the numbers involved (because WBM is responsible for administering 22 gardens), but exceptions can be made for people with special needs.

Linda Wade congratulated Annabel Campigotto on the new planting added in the last year and the improved appearance of the garden.

The meeting closed at 8.30 pm, with thanks to all the Committee Members for their hard work in this very trying year.

MINUTES OF THE 46th NEVERN SQUARE GARDEN LTD AGM FOR THE YEAR April 2020 to March 2021

The meeting was held via Zoom platform on Wednesday December 15th at 7.00 pm.

It was attended by six Garden levy-payers and seven Garden subscribers (Aida Maffei, Roberto Butera, Benedicte Viort, Fidel Salgado, Kieron Murphy, Lorena Corneille, and Mariagrazia Lounes), and by Salvatore Giorgio representing WBM, the administrators. Two of the levy-payers present, Linda Wade and Annabel Campigotto, are debenture holders. Linda Wade held proxies for the debenture holders Pamela Salem, Diana Thornhill and Ann Berne.

Given that the Chairman, Annabel Campigotto, was abroad and, although present, did not have access to a good internet connection, the meeting was chaired by Armin Venencie.

1. To approve the Minutes of the Annual General Meeting held on January 21st 2021.

The Minutes were approved.

2. Matters arising

In March 2021, bearing in mind the complaints made at the January AGM about overcrowding in the Garden, the Committee decided that it was necessary to limit the number of subscribers. In the March 2020-April 2021 year the Garden had over 100 subscribers, in addition to the 286 levy-payers who are automatically entitled to a garden key. For many years the Garden has operated a catchment area for subscribers to facilitate subscription management and have clear and transparent criteria for applicants. The best way to reduce the number of subscribers seemed to be to eliminate those living in properties outside the catchment area, many of whom had been accepted as a result of administrative errors in the past. Consequently 36 subscribers were notified that they would no longer be able to renew their subscriptions from April 2022 onwards. In the course of the year a number of these subscribers complained about the prospect of being excluded in the future.

Since then the situation has changed: the number of subscribers in 2021-2022 was much lower, and the Garden was less crowded in summer 2021. The Committee will take a final decision on this matter before the end of the subscription year. Annabel Campigotto and Armin Venencie expressed the view that current out-of-area subscribers should be allowed to continue subscribing but that no new out-of-area subscribers should be accepted. The proposal was provisionally approved. (This question was further discussed in the NeVERN Square Garden Committee Meeting under "Any other business"). Annabel Campigotto confirmed that, as requested by Linda Wade, the Committee plans to take legal advice within the next twelve months regarding the possibility of creating a Trust in place of the existing Limited Company, to guarantee the integrity of the square in the future. Only 10 of the 34 debenture holders who financed the purchase of the square in 1974 are still traceable, and several of these are very elderly or disabled.

Benedicte Viort, a subscriber present at the meeting, who is a lawyer, has offered her help in exploring the possible legal solutions.

3. To receive the Directors' Report and Statement of Accounts of the Company for the 12 months ended 31st March 2021

The accounts for the year 2021-21 were circulated to all subscribers and debenture holders prior to the meeting.

The accounts were approved.

4. To elect a Chairman and Secretary of Nevern Square Garden Ltd.

Armin Venecie proposed Annabel Campigotto as Chairman, and was seconded by Linda Wade and Martyn Probyn. There were no oppositions. Annabel Campigotto proposed Eva Gleeson as Secretary, and was seconded by Armin Venecie and Linda Wade. There were no oppositions.

5. To propose subscription levels for 2022

The subscription target in the 2022 budget is £14,000. The average fee paid by subscribers in the 2021-22 year was £200. Therefore, to reach the budget target the Garden will need to receive 70 subscriptions which appears achievable.

This being the last item on the agenda, Armin Venecie declared the Nevern Square Garden Ltd. meeting closed.