



THE ESTATE OFFICE WENTWORTH CLUB WENTWORTH DRIVE VIRGINIA WATER SURREY GU25 4LS

Minutes of the 293rd Meeting of the Committee Held on Monday 10th February 2020

Present: AIDAN HEAVEY (AHe) Chairman
LORNA PONTI (LP)
JOHN BAINES (JB)
ALEX HOWARD (AH)
TAJI ZADEH (TZ)

Apologies: PETER LOMAS (PL)

JAMES PERITON (JP) Estate Manager

1. The **MINUTES** of the 292nd meeting had already been approved and circulated on the website, no further matter was raised.

2. REVIEW OF POLICIES, PROCEDURES & STAFFING ARRANGEMENTS

a) Annual election of WERC Chairman

Prior to the election of the Chairman, PL was contacted by phone (as he was overseas) to participate and vote.

On a majority vote AH was elected as the new Chairman. The Committee thanked AHe for his work and contribution over the last year.

b) WRA post AGM - Comments

Following the AGM the proxy voting had been questioned, the Committee reaffirmed they had followed the correct procedure and deadlines. Outside the deadline there were only 3 votes that AH had asked Andrea Tenconi whether they could be submitted on the night, Andrea accepted those proxy votes.

c) WERC Code of Conduct & Governance

As announced at the AGM The Code of Conduct and Governance is at the final draft stage. It is on the website for residents to review and the Committee agreed to issue an email to residents informing them it is on the website and inviting them to comment. The deadline for comments will be the end of February 2020. The WRA had already submitted comments and suggested amendments and these had been considered at a previous meeting with Ken Smith, it was reported the WRA's wish to have a further meeting to discuss the draft.

To accompany the Code will be the Confidentiality Agreement and a draft had been circulated prior to the meeting, it was considered a standard agreement and no amendments were suggested. Further documents, such as Rick Management and Significant Matters are still to be drafted.

3. FINANCIAL MATTERS

a) 2019 Budget and Finance – Budget reconciliation est.

The Budget Reconciliation for 2019 was circulated prior to the meeting. JP explained the entire barrier expenditure was removed from the P&L so it can be analysed separately, however when the accounts are audited it is likely some of the costs will be put into P&L (for example the cost of the fobs as these are not capital assets).

Excluding the barrier costs JP reported a surplus of just over £200k and the barrier costs, in total, at circa £325k.

JP reviewed the variances against budget with the Committee and other than the approved extra road expenditure (£30k) the biggest spend over budget was Legal and this was due to the drafting of the Code and the enforcement of the one dwelling covenant.

Reserves are circa £365k. It was agreed additional accounts would be preferable to spread any liability exposure and Government Bonds were suggested – this will be further investigated.

b) 2020 Road Rate – plus 2019 comment

JP reported 70% of the 640 Road Rates had been received. (slightly down on last year's meeting however that was 2weeks later in the year). £520k in. Reminder letters will be issued soon, as is the norm.

c) 2020 Expenditure – Jan only

The 2020 costs so far (£145k for January) were circulated prior to the meeting, there were no further comments.

4. GENERAL MATTERS

a) VAC Barrier – Update

The planning application had been submitted last month and the decision is expected mid-March. LP confirmed as a neighbour to one of the barriers she had received a letter from the Runnymede BC. To date, no comments were forthcoming from the RBC. It was agreed an email is to be sent to residents asking them to submit comments of support as it is expected that there will be letters of objection. The aim is to go live with the entire system in May.

b) Crime - Update

Since the last meeting there has been a spate of burglaries across the Estate and this was reported at the AGM. Since the AGM JP reported there had been no further burglaries which was a positive sign and it maybe the alleged Chilean Gang had moved to other area/s.

JP reported Nigel Moss/WRA are in consultation with the Club as to what can be implemented and/or offered to the Estate as part of the new WRA Security Sub-Committee, of which WERC will support.

c) Construction Sites - Update

The number of active building sites, (new builds and extensions) is now at 27 (16 on the golf side, 11 shop side) up three from last meeting. JP commented although it is up, it would expected to be at this time of year, and that the overall number is still down from previous years.

5. MAINTENANCE MATTERS

a) Resurfacing Programme – Proposed Portnall Rise

Following on from the meeting this time last year when three roads were suggested and discussed, namely Portnall Drive (undertaken in 2019), Lake Road and Portnall Rise, the Committee sanctioned JP's recommendation to resurface and widen Portnall Rise. JP to obtain quotes. Lake Road will be scheduled for 2021.

b) General Update - Incl. Wentworth Drive Bridge

Overall, considering the time of year and the extreme weather the Estate was presenting well. The daffodils and crocus have started to come up. The new ride-on mower (£10k as budgeted for) was on order. The gullies will be cleaned out soon. Due to illness of the main contractor the annual hedge cut had been put on hold to wait for his recovery. JP explained it is better to wait as the contractor has over 10yrs experience in knowing the Estate and the areas not to do, resident who have demands and areas not to do etc.

6. WRA MATTERS

a) Any Comments

JP confirmed the £1,000 for the collection of the WRA subs and contribution towards office costs had been invoiced in 2019. This remains an outstanding matter.

A discrepancy was raised that all Road Rate payers do not get the right to vote at the WRA AGM but have to be a WRA member to be able to vote, and furthermore the WRA membership can extend to estate residents who don't pay a Road Rate. It was confirmed this is the status as per the Act and the Constitution. It was agreed that ideally all Road Rate payers should have the right to vote.

7. WENTWORTH CLUB MATTERS

a) Pre PGA 2020 Tournament

The Pre-planning 2020 Tournament had already taken place and JP reported it would be similar to last year. However, the PGA had decided not to host a Charity evening on the Saturday before. At that meeting it was reported by the PGA that the survey for the European Tour players had voted the PGA Tournament as their favourite event and the West course their favourite course.

b) Other Matters – Wentworth Drive & Robinswood

JP confirmed the resident (Dr Chanchi of Reignwood) of Robinswood's intention to still purchase the land from the Club to the rear but it appears to be delayed with the lawyers. The Committee remained hopeful the Club will commit to resurfacing (part of) Wentworth Drive during 2020.

8. ANY OTHER BUSINESS

a) Resident Dispute

The ongoing resident dispute was discussed and that a reply was being drafted to be issued soon.

b) Methodist Church – Deed and Planning

JP reported the Deed of Release for the Methodist Church was ready and was subsequently signed by two Committee members. The Committee also considered the planning application for the 4 semi-detached houses and approved the scheme. JP confirmed there was a sale pending on the Deed and planning by the owners and this was hoped to go through within the next few weeks.

DATE OF NEXT MEETING(s)

4th May starts at 5pm

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 7.30pm



Alex Howard
Chairman WERC

20th February 2020