

**Middleton-on-Sea Association**  
**Minutes of the Annual General Meeting**  
**Tuesday 12<sup>th</sup> June 2018**  
**At Middleton Sports Club**

**ML** welcomed those present to the meeting and then introduced, Martin Burrell, Pat Thomas, Maria Bradshaw and David Szynowski. He explained their respective roles in MOSA's affairs in case any resident did not know them.

**Committee members present:**

Michael Leete (Chairman), David Szynowski (Vice-Chairman), Pat Thomas (Treasurer), Maria Bradshaw (Secretary), Susan Burley, Margaret Martin, Susan Mackenzie.

**Apologies:**

Penny and Alan Entecott, Jean and Jeremy Sutton, Carole and Ken Moran, Jill and Kevin Seaman, Margaret and John Ashmore, Helen and Rick Wheeler, Anna and Bob Hawkes.

1. The Minutes of the AGM held on June 14<sup>th</sup> 2017 were accepted unanimously.  
**Proposed by Susan Burley and seconded by John Bradshaw**

2. **Chairman's Report:**

**ML** then gave his report as follows:-

**Natural England and the Coastal Path**

"I must start this report by making a confession. There was an error in my Chairman's column in our last Newsletter. At the top of page 2, I stated wrongly that the new Coastal Path will be no more than 2 metres wide. I should have said that it will be no more than 2 and a half metres wide. This mistake was entirely mine and was caused by my failure to proof-read the initial draft of the Newsletter properly!

I am sometimes asked what changes we will see when NE's scheme is implemented. The short answer to this question is 'almost none' except for a possible increase in the number of people walking along the path and some extra signage which will be paid for by West Sussex CC.

It is a feature of NE's scheme that it aims to strike a "fair balance" between MOSA's property interests and the Public's rights to enjoy open recreation on coastal land. This has resulted in our benches and the greensward to the north of them being excluded from the scheme, albeit there will always be a problem in preventing the public from using them!

Conversely, all the land south of the path as far as the sea will be included in the scheme and will become what is described in that scheme as "Coastal

Margin". This means that the general public will have unrestricted access to that land and will, amongst other things, be allowed to walk, run, picnic and bird watch on it.

The path leading to Sea Lane from the central beach huts and all the land on either side of it (including the narrow strip between the path and the rear boundaries of the Sea Way properties in this area) will also become "Coastal Margin". This means that the general public will have unrestricted access to that path and land.

We are still waiting to hear from the Appeals Inspectorate with their decision on Sue Mackenzie's objections to NE's proposals relating to Old Point.

### **The Pond and Green**

I commend to you the article written by Don Faircloth, one of the Charity Trustees, about the Pond and Green in our Newsletter. This gives a good idea of what our working parties do every 4 weeks. The only other matter that I must mention is that Colin Mansfield has resigned as Pond Warden and as Chairman of the Charity Trustees.

Councillor Nicky Mills is now acting as Pond Warden and as Chairman of the Trust until her appointment is ratified at the Parish Council's meeting next month. We are hoping that the Council will also appoint Jacky Pendleton as a Trustee in Councillor Mansfield's place and I shall make representations to that effect.

### **Planning Matters**

Our Planning Advisory Sub-Committee has now considered no less than 20 planning applications since our last AGM. In only four of these cases did the Sub-Committee recommend that MOSA should make representations about the applicant's proposals. Three of these cases are mentioned in our Newsletter and the fourth resulted in MOSA, the Parish Council and several residents opposing the proposals. This in turn resulted in the prospective resident withdrawing his application. He has since discussed a fresh proposal with our Sub-Committee preparatory to making a further application which will be more in keeping with ADC's Planning Policies and the VDS.

I am delighted with the way in which the Planning Sub-Committee has carried out its duties. They have saved me a lot of time so that my role as Chairman is sometimes confined to addressing meetings of the Parish Council and telling them what our Sub-Committee thinks they ought to know!

I conclude this section of my report by recording how grateful all members of the Management Committee and the Sub-Committee are for the support we have received from District Councillors Barbara Oakley and Paul Wotherspoon.

### **Accesses and Drainage Issues**

I have dealt with approximately 25 separate issues relating to the accesses to some properties on the estate and the drainage rights of some of the residents since I became Vice-Chairman in 2012. Sometimes it had been necessary for me to instruct MOSA's solicitors to prepare an appropriate Deed of Easement to resolve these issues. On other occasions, I was able to resolve the matter by writing an appropriate letter to the resident concerned.

### **Changes to the Committee**

I regret to have to report that Geoff Atkinson, our Road Rep for South Walk retired on December 27<sup>th</sup> 2017. I thank him for all his hard work on behalf of his residents during the 10 years he has served on the Committee.

I must also tell you that whilst Jean Lacey has recovered from her illness to some extent, progress has been painfully slow. Jean performed her duties conscientiously and well during the 18 month period she served as a member of the Management Committee and I hope that in time she will recover sufficiently to lead a fairly normal life.

You will see from items 5 and 6 on the Agenda for this meeting that we have taken steps to fill the vacancies on the Committee caused by Geoff's retirement and Jean's illness."

### **3. Election of a new Chairman:**

**ML** said that he had served for a total of 6 years as Vice-Chairman, Acting Chairman, and Chairman and was now getting a bit stale. The time had clearly come for him to hand over the reins to someone else. Fortunately, Martin Burrell is willing to take over the role, when elected. He said, by way of background that Martin was the Chief Fire Officer for West Sussex and so should be well qualified to dampen down any squabbles between residents!

**ML** had explained to him that he would not be able to please all the residents all the time and is bound to upset some of them some of the time, just as he did. Martin is unphased by this because he reckons that dealing with a few residents who have a bee in their bonnet about a particular issue will be a doddle compared to dealing with the Fire-fighters Union!

**ML proposed Martin's appointment as our new Chairman and Margaret Martin has seconded the proposal. He then asked all present to vote on it. This was carried unanimously.**

**ML said that ordinarily, he should now step down and let Martin take the chair but they had both agreed that it would be easier for Martin if ML chaired the remaining discussions until the end of this meeting.**

#### **4. Election of a new Road Rep for South Walk**

**Gill Tuson was proposed by Michael Leete and seconded by Maria Bradshaw. This was carried unanimously.**

#### **5. Election of a new Road Rep for West Close**

**Gill Pacey was proposed by Michael Leete and seconded by John Bradshaw. This was carried unanimously.**

#### **6. Accounts and Balance sheet for year ended 2017**

**ML called upon PT to give her Treasurer's Report which she did as follows:-**

**There was an increase of £14,716 in the b/s total from £142,907 to £157,623. This was made up of £13,820 increase in Road Funds from £116,379 to £130,199 and a £860 increase in the Central (Maintenance) Fund from £25,867 to £26,727, also a £36 increase in provisions.**

**Road Account detail (see note 3)**

**Income - Annual collections from residents £19,089 plus £780 damage compensation, expenses £7,182, bank and B/S interest £1,133 net of CT.**

**Expenses:**

**The Byway - Officers' insurance £233, resurfacing £840, tree & shrub maintenance £70, road signage £79, verge & road repairs £29.**

**Old Point - Markings on road junction with Sea Lane £120**

**Sea Lane Estates - Roundabout repair East Close £50, roundabout clear & cut hedge West Close £480, road markings South Walk £810, new road signs "277, maintenance contribution £450 (see note 2), total £2,067.**

**Sea Way - Central gate hedge removal & replant £627, renew posts £410, new road signs £617, markings on road junction with Sea Lane £90, west end**

roundabout repairs £780 & new gulley & soakaway £1,020, maintenance contribution "200 (see note 2) total £3,744.

**Merry End** - no expenditure

**Central Fund Detail** -Income & Expenditure a/c:

**Income:**

**Maintenance Charges** - £9,630 from 214 residents @ £45

**Interest received net** - £236 - total bank & building society interest received £1,369 (after adjustment for Corporation Tax) allocated between Central & Road Funds in proportion of balances

**Sundry income** -£2 wayleave

**Search fees** - £300 from solicitor's enquiries regarding house conveyancing

**Expenses:**

**General Insurance** £349 & Officer's insurance £262

**Maintenance** -

Routine & greensward & roundabouts mowing April-November £4,555, ramp clearance £336, central gate & fence £195, paint east greensward gates £212, repair pond notice board £85, west end twitten gates repair £1,168, Sea Lane road markings £330, emptying dog bins (ADC) £200, total £7,081, reduced by contributions of £650 from road funds & £695 from MOS (Beach Huts) Ltd (see note 2) to £5,736

**Administration** - Secretary's expenses £300, solicitors' Land Registry fees £156, total £456

**Printing & postage** - printing AGM papers & newsletters £560, Committee miscellaneous £481, coastal path photos £52, total £1,093

**Sundries** - PRS Ltd sub. £60, webhosting £60, CLA (Country Land & Business Association) sub. (for Coastal Path advice) £297, total £417

**Accountancy** - Accounts & CT return £360

**Room hire** - Committee Meetings at MSC £120

**Legal fees** - change of Trustees £360

**Surface water drainage** - gully cleaning & replace drain cover £155

**Balance sheet provisions:**

Corporation Tax payable on savings interest £341

Special projects provision £343 carried forward

Social functions provision £13 carried forward (see note 4)

**Balance sheet - assets**

Byway Road Association £6,021 (note 3)

Cash at Lloyds bank & in hand £13,131

Cash in Savings accounts: C&C 95 day 1.55% - £80,692, Bath Building Society 30 day 0.70% - £42,779, Hampshire Trust Bank 100 day 1.25% - £15,000

Nick Holland asked PT how many residents did not pay their maintenance fees. PT replied that there were four who lived in one of our private roads, namely 1 in East Close, 2 in West Close and 1 in Merry End. ML said that there were a further 4 in Sea Lane but it has to be remembered that that road is a publicly maintainable highway.

ML Proposed that we accept the accounts, this was seconded by MM and it was carried unanimously.

**6. To re-elect Auditors Messrs. Adams Beeney and Co.**

This was proposed by Pat Thomas and seconded by Nick Hollands. It was carried unanimously.

**7. To elect all other officers and members of Management Committee.**

Vice Chairman                      David Szynowski

Treasurer                              Pat Thomas

Secretary                              Maria Bradshaw

Susan Burley Road Rep Merry End, Margaret Martin Road Rep East Close, Sue Mackenzie Road Rep Old Point, Ken Moran Road Rep The Byway, Michael Leete Road Rep Sea Lane and Pond and Green Trustee, Kevin Seaman Road Rep Sea Way, Roland Jervis Road Rep Sea Close. Colin Williams asked who represented Sea Close. ML explained that when Brian Longworth resigned as the Sea Close Road Rep, Roland Jervis took over on the understanding that he would not be expected to become a member of the Management Committee, In practice this means that he liaises with ML on all matters relating to Sea Close.

This motion was then **proposed by Colin Williams and seconded by Brian Pacey**. It was carried **unanimously**.

**8. Additional item for discussion under Rule 14(b) No 1 - Drainage tabled by Alan Dafforn**

**ML** said that in the light of the flash flood on the May 28<sup>th</sup> Bank Holiday, he had suggested to Alan Dafforn, Grayham Goll and Kevin Seaman that they should form themselves into a Drainage Sub-Committee to investigate actual and potential flooding issues on our estate and they have agreed to do this. He then asked Grayham Goll to tell everyone present what he and his colleagues had done about the problems which had occurred.

Grayham Goll said that he had contacted a contractor to deal with the immediate issue on East Close, West Close and South Walk this involving the 'land drain' which accepts water from the above roads. **GG** visited the drains with the contractor and they had identified the cause of some problems namely a build up of silt, tree roots and 'sleeved pipes'. On June 25<sup>th</sup> the contractor will jet and back-wash all the drains. He will also use CCTV to see what damage has occurred. This will take between 4-5 days. In July a consultant engineer will meet with the Sub-Committee to review what else needs to be done to improve the drainage and slow down the flood of water. **GG** thinks that more soakaways in the verges will be necessary along with improved gullies and those improvements should be made sooner rather than later.

Roger Hills asked how much this was likely to cost. **GG** replied that the initial probe would be around £3000 plus VAT. **ML** thanked **GG** for his good work in acting so promptly.

**Item for discussion No 2 - Website tabled by Martin Burrell**

John Bradshaw has now handed this over to Martin Burrell who has said that his Daughter-in-Law was willing to set up a new website (the previous software was 14 years old). Two other residents have also shown interest in helping out and bringing in new ideas as to how this important issue should be tackled.

**9. A.O.B.**

**ML** said that some residents had have placed large stones in the road or on the grass verges outside their respective properties. He understood that they had done so in order to prevent the verges being damaged by

inconsiderate or careless drivers. He would not presume to tell those residents to remove the stones, but he would ask them to bear in mind that the verges belong to MOSA. Therefore, if a pedestrian trips over one of the stones and injures himself/herself or the driver of a vehicle collides with, or drives over a stone, MOSA cannot be held responsible for the injury or damage. By contrast, the resident would be so liable except to the extent that he/she could successfully argue that the accident was wholly or partially the other party's fault.

**ML** then asked those residents who have not yet completed their GDPR forms to return them to their Road Reps.

### **Thanks to the Committee**

**ML** said that 'last but not least' he wished to thank all his colleagues on the Management Committee for their unwavering support and encouragement over the years. It had been a great privilege working with all of them for the benefit of our community.

He particularly wanted to pay tribute to David Szynowski, Maria Bradshaw and Pat Thomas for their respective contributions towards MOSA's affairs. David had provided invaluable support when acting as Vice-Chairman as well as his performing his other duties as MOSA's Coastal Protection Officer. It is in this other role that he often thought of him as a modern day King Canute with one important distinction. He manages to keep the waves at bay, whereas King Canute did not!

Maria has typed an endless stream of documents, discussion papers, letters and memoranda as well as acting as our Honorary Secretary. In short, **ML** would have been lost without her.

He said that Pat, was a first-class Treasurer. In addition to keeping our books in apple-pie order she:- provides us with financial information whenever we need it, has reported to **ML** on the renewal documents for our insurance policies (which he has then reviewed in light of her comments), has helped **ML** when preparing invoices addressed to the Sea Lane residents, moves our money around from one account to another with a view to getting the best interest rates and liaises with our accountants whenever it is necessary to do so.

He then thanked David, Maria and Pat for all that they do for MOSA.



Brian Pacey said that he had some Neighbourhood Watch signs if any one needed them to put up around the estate. He handed **MB** a police booklet on scams and said that they are available on-line if anyone is interested.

David Szynowski then gave a short speech thanking Michael Leete for performing his duties as Acting chairman and Chairman for so many years, so effectively. He also thanked his wife Caroline for being so patient with the amount of time he spent on MOSA business. David then presented him with a card and National Garden Voucher from all the Management Committee members. Martin Burrell presented Caroline with a bouquet of flowers.

The meeting ended at 8.30 pm.