

Minutes of the 2nd Annual General Meeting held by The Hastings and St.Leonards Manshed on 30 October 2018 at 20 Manhatten Gardens ore Hastings.

Apologies for Abscense

Mags Pawson, Bert Denby, Brian Jones, Ron Bennet. Members of the wood carving group.

Minute of previous meeting.

These were signed as a correct record by the Chairman following a proposal by Reg Hollands and seconded by Gerry Balickonis.

Matters arising

The electric company remained the same, that being EDF . Letterhead still to be designed. Oliver asked 'Who or what was the steering committee' . Oliver was duly informedby the Chairman. No other matters were Raised.

Present Matters

The Chairman informed those present to speak one at a time and through the chair rather than a mutiple response.

The Floor voted that all officers remained in their respective positions . This was carried proposal by Oliver and seconded by Fred. There were 6 abstentions.

The Chairman introduced Godfrey Beaven to the meeting explaining that he represented the 'woodcarvers' who used the shed on Monday mornings also that he had accepted an invatation to be a trustee of the shed.

Shed members were reminded of the Fct that the Trustees continue to work during shed time and at home for the benefit of themselves and the Shed, mostly discussing day to day issues amongst themselves without the need for meeting after meeting. However should situations develop on a serious note the Trustees would formally meet with official minutes recording such an event.

Notice from the landlord's representative Mr. Zhang.

This item was not on the Agenda because the timing of this news was too close to alter the Agenda.

The Chairman informed those present of the news of an e mail received on 23 October 2018. Mr Zhang had his planning application refused by Hastings Borough Council to develop 20 Manhatten Gardens

Further to this the Trustees received notification to quit within the 2 month period agreed within the current agreement set up with the Steering Committee at the time by the chair of the day Graeme Hodgson

The 2 months would expire December 31 2018. Thereafter a charge of £45 may be charged.

The meeting was informed that the Trustees immediately informed Hastings Voluntary Action . Also a contact with Hornty Park was set up. These enquiries were based on the storage of our equipment.

The secretary replied to Mr. Zhang's letters, along with an explanation that a meeting would be held where his presence was requested in front of the trustees and an interpreter with advisory presence from HVA that being Mr. Steve Mannering.

For

A full explanation would be given to Mr. Zhang regarding the Shed's position. It was also felt strongly that the belief by him that the Shed was responsible for the refusal of the current planning application was totally wrong.

Three options were offered in the communication from Mr. Zhang.... Pay £700 a month, Purchase at £180,000 or leave.

The secretary informed the meeting of two possible storage areas to store equipment.

Gerry (treasurer) explained that Mr. Zhang had been misinformed by his advisors, hence a meeting with him plus an interpreter present would enable the full facts being put forward and understood.

The Chairman continued to inform the meeting that a report had been put forward to the council stating that 20 Manhattan Gardens was a vacant property which was incorrect, repeat information was also presented which was identical to the information presented with the first application a year ago which was withdrawn, this was also a misrepresentation of the facts.

The Chairman read out the letter regarding planning refusal and the 2 months notice.

Oliver asked if £45 a day was affordable. He was told "No"

Gerry told the floor that assistance was required from shed members to start a clear up effort.

Fred suggested subscriptions on an annual basis to assist with costs also stating that it would be unfortunate to lose the unit based on popularity and footfall. Fred was informed that this had been discussed by the Trustees. Fred also said he could not see anyone buying the shed due to lack of access.

"The price stated by Mr. Zhang strongly suggested the unit is for sale" said Gerry.

The Chairman gave 3 other reasons as to why planning was refused.

- Current use of the building is Community it is against Council policy to lose it.
- Not in keeping with the area.
- No effort to find the Shed members alternative premises.

Godfrey suggested a meeting with the Chief Planning officer could well be advantageous.

The secretary informed that previous applications by the previous owner had been refused due to lack of access.

The meeting moved on with a question from Brian Pope regarding whether internal funds without sales would be sufficient to cover expenses.

The Chairman replied "Yes" with the assistance from three grants from Big Local. No grants had been sourced because finances had been fine with sales and donations. The total figure was given for the end of September.

The amount in the bank had been raised by a regular attendance of approximately 12 members regularly attending rather than the 70 odd on paper.

Membership Review

The Shed has 75 members of which 40 have never attended. This gives a false impression.

The Chairman read 3 proposals to the floor

Suggestions were passed amongst members. Finally the outcome was that a £15 annual subscription should be paid once the issue of venue had been sorted, this was coupled with the fact that the £1.50 door entrance fee remain. This was proposed by Fred and seconded by Bernie.

Godfrey took on the post of Membership secretary.

A 6 week time scale was imposed on the waiting of member's subscriptions, failure to pay would automatically terminate their membership. Notification to be sent by post as block e mails are no longer legal.

Paul Hope suggested contacting members to see if they were still interested in the Shed. He was informed that this had already been done.

Gerry pointed out that numbers were down on Wednesday pointing out that one possibility could be that Shaggy takes up the whole bench on a Wednesday making Trellis.

Fred asked if the Shed was to move would there be a different way of selling items. Fred was told that social-media is being used albeit on a limited basis, however some success has been forthcoming.

There should be a push for grants. The secretary said that he would now pursue this because a forward direction had now been developed.

The Chairman voiced strongly that Mr. Zhang wants the Shed out hence the price tag of £180,000. Both the Secretary and Treasurer disagreed.

Godfrey suggested using an Estate Agent to value the site.

Fred said that he had contacts in this field and would ask.

A Crowd funding account would be started up.

Oliver suggested that when members make an item they in fact make 2 one being for the shed.

As there was no other business the meeting was closed at 12.45 pm.

Draft minutes to be approved at next AGM