



MINUTES of the Tenth Annual General Meeting held at 7.30 p.m. on 25th August 2020 in the Crowborough Community Centre.

Present: Chantal Wilson (Chairman), 5 other directors and 2 CCA Board associates
8 members, 3 members who sent proxy votes and 6 non-members

1. Apologies for absence

1.1. Apologies for absence were received from CCA Directors David Larkin, Frank Lees, Gareth Owen-Williams, Russell Wakefield and from Centre Managers Lorna Dowson-Collins and Brian Stockton

Apologies for absence were received from 12 members

2. Previous minutes

2.1. A resolution was put to the meeting, proposed by Hilary Lyon and seconded by Roger Bishop that the minutes of the Annual General meeting of the charity held on October 29th, 2019, be approved and this was carried unanimously

2.2. There were no actions from or questions about the minutes

3. Chairman's report

3.1. The chairman explained that in order to keep the meeting brief so as to minimise the length of time people needed to be in the hall and so minimise social interaction during the Covid-19 pandemic, she would not be summarising her report. However, she thanked members for their support and, by attending, the confidence they had showed in the CCC's ability to provide a safe environment.

The chairman also reminded attendees that the Centre is open for business with the main hall and meeting room 1 available. She encouraged groups wishing to meet to contact the Centre Managers to discuss how their needs could be met. Meeting room 1 could only be accessed through the downstairs café entrance which would involve coming down the exterior steps from the Basepoint car park. The door from the level access through the Pine Grove offices atrium was being kept locked by the Town Council.

Existing members will have their membership rolled forward for a year without further payment. Anyone not currently a member can become one without cost for a year by giving his or her contact details to the CCA

4. Centre Managers' report

There was no separate Centre Managers' report this year as the managers were furloughed when they would have written it. The Centre Managers' report was covered by the chairman's report.

Finance report.

5.1. The CCA Finance Director addressed the CCA accounts for the year ending 31/12/2019.

5.2. The accounts had been approved by the board, signed off by the independent examiner and filed with the Charities Commission and Companies House. They are available on the website.

5.3 The Treasurer reported that costs for the year were £327,138, of which, as normal, a significant portion, (£101,628) is depreciation on the building and equipment. Operational income was £215,875 with net expenditure £9,635

5.4. A Resolution was put to the meeting, proposed by Janet Somers and seconded by Gordon Phillips that the accounts be approved and this was carried unanimously.

6. Appointment of examiners

6.1. A Resolution was proposed by Janet Somers and seconded by Jeanette Towey that Always Accounting be appointed as the examiners of the company for the year ending 31st December 2020 and this was passed unanimously.

7. Setting the Examiner's Remuneration

7.1. A resolution was proposed by Janet Somers and seconded by Gordon Phillips that the directors be authorised to set the level of remuneration and this was passed unanimously.

8. Election of Directors

8.1. The chairman explained that under the charity's constitution, the longest serving one third of the directors was required to resign at each AGM. This year those resigning were Roger Bishop, Angela Suter and Russell Wakefield, and being eligible, each was offering him or her self for re-election. A resolution was therefore proposed by Hilary Lyon and seconded by Bob Brown that all three should be re-elected. This was carried unanimously.

9. Appointment of Additional Directors.

9.1. No other directors have been co-opted

10. Any other business.

10.1 A question had been submitted in advance asking:

- whether the contractors on the Abbey Homes development site adjacent would be willing to re-surface the CCC car park as a goodwill gesture,

especially as they had been allowed to use the CCC car park while the Centre was closed

- what could be done about the severe water run-off from the building site which created large puddles in front of the Centre
- how come the car parking area for the new development could have so little protection to stop cars rolling down the bank towards CCC.

Clive Wilson, CCA facilities director answered.

The bank had been filled with builders' rubble and only a thin layer of soil that would cause issues in the future as little would grow there. He agreed that the protection to prevent cars rolling down the bank was very little – just a shallow kerb. The lack of vehicle safety barriers in the parking area facing the CCC hall created a very real risk of out of control vehicles plunging down the slope into the CCC hall.

Clive went on to say that, right from the start, the CCA had identified many aspects of the Abbey Homes development which would have a detrimental impact on CCC but that Wealden District Council planning department and councillors had shown no interest in trying to mitigate the detrimental impact. One of these was the water run-off which was obviously going to run downhill into the CCC unless WDC required it to be channelled elsewhere. No such requirement was asked of the developer, despite the CCA having pointed out the difficulty.

In terms of re-surfacing and extending the CCC car park, Clive pointed out that Wealden had received some £440,000 in Community Infrastructure Levy and were also the major beneficiaries of the £4 million-plus from the sale of the land. He said the CCC had tried hard very hard to persuade Wealden to pay or contribute to the cost of surfacing the extra spaces in the CCC car park but that this had been refused "point blank"

Clive went on to mention the very slow response by both Wealden District Council and Abbey Homes to the absolute requirement to build a zebra crossing across Pine Grove before the first resident moves in. Wealden had been unhelpful about CCC's representations to have this requirement expedited at the earliest opportunity. The CCA has been told by the developer that work on the crossing was now scheduled to start on September 7th and would take 6 weeks.

The meeting was closed at approximately 8pm.