# MINUTES OF THE ANNUAL GENERAL MEETING

## Queenswood Gardens Limited

*Aldersbrook Bowls Club, 34 Aldersbrook Road, London E12 5DY*
*8.00 pm, Wednesday 15 July 2026*

| Present | Apologies for absence |
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| [redacted] | [redacted] |

Proxies received: The Chair confirmed that proxies had been received. The number and details were not recorded in the draft provided.

### 1. Welcome and appointment of Chair

The Directors welcomed the shareholders present. C Downie was appointed to chair the meeting.

### 2. Accounts

The 2025 year-end accounts had been uploaded to the shareholder portal on 18 May 2026. Some shareholders said that they had not seen or received them and therefore were not prepared to approve them. The Board confirmed that it would carry out a full review of the accounts process with Jennings & Barrett.

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| **Action** | Board and Jennings & Barrett to review the accounts distribution and approval process. |

### 3. Appointment of accountants

The current accountants are Simpson Wreford LLP. The Directors will review the accounts before deciding whether to reappoint the firm. Jennings & Barrett will obtain alternative fee proposals and report to the Board. An update may then be published on the Queenswood Gardens website or issued through Blocks Online.

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| **Action** | Jennings & Barrett to obtain alternative proposals and confer with the Board. |

## 4. Re-election of Deborah Kelly as Director

In accordance with the Memorandum and Articles of Association, the longest-serving Director, D Kelly, offered herself for re-election. A vote of the shareholders present was taken and the resolution was approved by a majority. Shareholders requested that, for future elections, a short profile or supporting information be provided for each Director standing for election or re-election.

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| **Action** | Board to include appropriate candidate information with future Director election papers. |

## 5. Any other business

A shareholder asked whether future meetings could be held online. A shareholder suggested that the price for purchasing a share in the freehold company should be linked to market value. The Board was asked to establish how many leases had fewer than 80 years remaining. The meeting also discussed the need for the Company to prepare for the Leasehold and Freehold Reform Act 2024.

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| **Action** | Board to consider online meeting arrangements, review the freehold-share pricing point, establish the number of leases below 80 years and monitor reform requirements. |

## 6. Close

There being no further business, the meeting closed at 8.30 pm.