

THE CERNE ABBAS RESIDENTS' ASSOCIATION LIMITED ("CARA")

NOTICE OF EXTRAORDINARY GENERAL MEETING

An Extraordinary General Meeting of The Cerne Abbas Residents' Association Limited will take place at The Church Hall, All Saints Church, 28 Western Road, Poole, BH13 7BP on Saturday 18-Feb-2023 at 14.30 hrs.

Foreword

Holding an Extraordinary General Meeting ("meeting") is a first for CARA so we wanted to explain why we are holding the meeting.

Firstly, under our Articles, any meeting of all Members, other than our Annual General Meeting ("AGM"), is called an extraordinary general meeting so no cause for alarm.

Council have been asked to approve replacement front entrance doors in a different style to existing front entrance door styles.

Under Schedule VI.4 Purchaser's Covenants, Members are "not, without the consent of the Vendor [CARA], to paint decorate or in any way alter or add to the exterior or the appearance of the exterior of the Premises....".

Council are conscious they represent all Members and that there will always be challenges in maintaining Cerne Abbas' strong visual identity, the uniformity of the external appearance of houses, meeting the requirements of individual Members and protecting the value and enjoyment of Cerne Abbas for all Members as houses continue to age and legislation changes, for example heat pumps eventually to replace gas boilers.

Ordinarily a decision on a request to replace front entrance doors on a like-for-like style basis would be made by Council without wider consultation but approving an alternative front entrance door style as being an acceptable replacement, particularly being "street facing", warranted consulting all Members.

Alternatives we considered to having this meeting were:

- Council implementing a decision on the alternative front entrance door style without consulting all Members, as this is within Council's power under Article 30 of our Articles, however the long standing precedent is proposed significant changes affecting all Members are put to all Members plus, in this particular case, the proposers are serving Council Members.
- Include the topic at the 2023 AGM however this is not until 01-Jul-2023 and proposing Members want to replace their front entrance doors as soon as possible.

- Carrying out a postal poll / questionnaire along the lines of the 2023 AGM date poll / questionnaire however this does not allow for discussion, debate or questions and this is a long-term policy decision rather than a one-off event.

We have therefore decided that whilst administratively more challenging, and an inconvenience to Members, for which we apologise, a meeting gives all Members the opportunity, if they so wish, to express their views and hear from others, both for and against the proposal, and to raise any questions before making their final decision.

We equally fully appreciate some Members will be happy to make a decision without attending the meeting, or unfortunately be unable to attend the meeting, in which case a proxy voting form is included with this document.

The business of the meeting is solely the proposal of “Do you wish CARA to approve an alternative front entrance door style as an acceptable replacement for installation by Members in Cerne Abbas”. No other business will be transacted.

For the purpose of this meeting door furniture, insulation properties, locks etc. are not considered relevant as they are not unique to a particular door style.

It is Council’s intention to develop policies for replacement front entrance doors, patio doors, windows etc. in due course and eventually, when required, heat pumps and electric vehicle charging etc.

Finally, when voting please remember you are not voting for what you would consider just for your own house but for what you would consider acceptable across the whole of Cerne Abbas.

We would like 100% Member participation but, for the avoidance of doubt, if you abstain, by default you are accepting the majority result of those Members who vote, subject to a quorum, much like an AGM vote.

Ian Melhuish – CARA Chairman

Directions

Turn right onto The Avenue, take the first right into Tower Road West, proceed to the bottom of the hill, turn left at the T-junction onto Western Road. The Church Hall is on your left just past All Saints Church. Parking is available on the roadside.

Agenda

The proposal is:

- Do you wish CARA to approve an alternative front entrance door style as an acceptable replacement for installation by Members in Cerne Abbas.”

Door Image



The middle panels are glazed on the proposed alternative front entrance door style.

Votes by Proxy

Members happy to make a decision without attending the meeting or be unable to attend the meeting in person may appoint a proxy in writing.

This proxy must be received by the Secretary before the start of the meeting.

Members may instruct their proxy how to vote either by checking / ticking ONE below box, or by verbal instruction or, if no instruction is given, the proxy will vote or abstain from voting at their discretion.

The Cerne Abbas Residents' Association Limited

Form of Proxy

To: The Secretary, The Cerne Abbas Residents' Association Limited, C/O Nettleship Sawyer, Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT.

Please enter your Name(s) and House No. and check / tick ONE box.

I/We [*enter Name(s)* *enter Name(s)*] of No. [*enter No.*] Cerne Abbas being a Member of The Cerne Abbas Residents' Association Limited appoint the Chairman of the Meeting /*[*or insert Name insert Name*] as my/our proxy to vote on my/our behalf at the Extraordinary General Meeting to be held on Saturday 18-Feb-2023 at 14.30 hrs.

The proposal is "do you wish CARA to approve an alternative front entrance door style as an acceptable replacement for installation by Members in Cerne Abbas".

Optional - I/We direct my/our proxy to vote on the proposal as instructed below.

Yes

No

Abstain

If no instruction is given above, my/our proxy will vote as verbally instructed or, if no verbal instruction is given, my/our proxy will vote or abstain from voting at their discretion.

Signature(s) _____ Date _____

To assist the process, email responses containing your name and house number will be accepted by Friday 17-Feb-2023 17.00 hrs to Fiona At Nettleship Sawyer

* Delete as appropriate

Included below are high level comments from Council Members For and Against the Proposal you may wish to consider as part of your decision making process.

For	Against
<p>The original "as built" Phase 1 six panel main entrance doors were solid wood. As this meant hallways were very dark, a change request to permit the top panels to be glazed was approved. This allowed some natural light into hallways to enhance the value and enjoyment of the homes. This was clearly a popular decision as most Phase 1 homeowners have adopted this approved change. The external visual impact of the glazed panels is so modest, it is difficult to even notice which Phase 1 homes still have original solid doors.</p> <p>However, hallways still remain quite dull and gloomy. This proposal takes the accepted practice of adding glazing to the doors a step further, sympathetically enhancing the current door style with additional glazing to allow even more natural light into the hallways to further enhance the value and enjoyment of our homes.</p>	<p>Where grouped houses have a uniform overall elevation the replacement of even a single front entrance door with an alternative front entrance door style would be detrimental to the harmony of the group and street view.</p> <p>An alternative front entrance door style would be particularly noticeable on both Phase 1 and Phase 2 north and south facing row elevations where the two central front entrance doors mirror each other and in Phase 2 rows overall as there are no enclosed stone porches.</p> <p>Cerne Abbas was redecorated in Autumn 2022 and, despite Cerne Abbas houses being between 19 and 37 years old, the houses look virtually as good as the day they were built and Cerne Abbas has historically maintained a strong uniformity of external appearance so preserving Cerne Abbas' strong visual identity and enhancing the value and enjoyment of Cerne Abbas for all Members.</p>