

**SUSSEX HEIGHTS (BRIGHTON) LIMITED**

**MINUTES**

**OF THE TWELFTH ANNUAL GENERAL MEETING OF THE COMPANY  
HELD AT THE BRIGHTON METROPOLE HOTEL  
ON FRIDAY 22nd OCTOBER 2004**

Present: Directors: Mr Tony Appleton (Chair)  
Mrs V Dyall (Company Secretary)

Shareholders: 19 present in person  
5 present by proxy  
24 in Total

Apologies were received from John Bentham Dinsdale and Susan Davey (Directors) who were both unfortunately in hospital.

Mr Tony Appleton took the Chair of the Meeting and welcomed everyone to the Meeting. He then introduced himself and stated that he would be taking the Meeting, having only one month earlier rejoined the Board after an absence of two years. He then introduced Val Dyall, the new Company Secretary, who was a retired solicitor. She had succeeded to the position following the resignation of Mairin Forbes, who had resigned in May of this year. Mr Appleton sent the warm wishes of the Meeting both to John Dinsdale and to Susan Davey, who had both been admitted to hospital at short notice and wished them both a speedy recovery and was hopeful that they would be back home by the weekend.

Mr Appleton reminded the Meeting that any person who was not a shareholder was welcome to stay, but was not permitted to speak.

Mr Appleton went on to introduce Peter Eaton, our very well liked and very helpful Managing Agent.

Mr Appleton then draw the Meeting's attention to the Managing Agents' letter to Shareholders, giving details of works which were currently being done and works which had already been done for the enhancement of the building. During the year a considerable amount of money had been spent on major works, but the Reserve Fund was still left in a healthy position.

Mr Appleton then stated he would deal with the Resolutions and would invite any comments from the Meeting, which he would endeavour to deal with.

He then introduced the First Resolution to receive the Report of the Directors and the audited Accounts for the period ended 31<sup>st</sup> March 2004 and there being no comments he declared the Resolution passed. He then passed on to the Second Resolution, which was to approve the service charge of £1,990.00 per 'A', 'B', 'D' and 'E' Flats, with a corresponding reduction for 'C' Flats proposed by the Company and collected during the year. A query was raised as to the amount for 'C' Flats, which was answered and the Resolution was then declared passed. The Chairman then passed on to the Third Resolution, which was to elect the Auditors and authorise the Directors to fix their remuneration (the Auditors are Hollings Crowe Storr of Otley) who offered themselves for re-election. This Resolution was declared passed.

The Chairman then asked the Shareholders if they wished to raise any matters. A question was raised regarding the extension of their Leases. Peter Eaton explained that there was a clause in the Head Lease giving an automatic extension when the unexpired term reached 50 years, but as this would be some time ahead, as the Leases were for 125 years from 1966 leaving 87 years unexpired, there was still considerable time to negotiate a premium for an extension if this should prove necessary.

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One or two Shareholders mentioned that some Lessees had dogs, but no actual complaints were made.

This concluded the official business.

The Chairman then informed the meeting that a request had recently been received from a Local Company, Loose Connections Limited, to install an aerial on the roof of Sussex Heights, with other equipment inside. This was part of a project to provide free Internet access to students in the Halls of Residence of Sussex University and also to local schools. The Directors considered that representatives of the Company be invited to the AGM at the conclusion of official business to put their case and to answer any questions, which Mr Matthew Ryan, Technical Director, and Mr Roger Horlock, Customer Liaison Director, had accepted to do.

Mr Eaton then introduced Mr Horlock and invited him to speak.

Mr Horlock then gave a short talk explaining what they had so far achieved, namely being the first to provide free Internet access at many of their hotspots in Brighton. They now wished to take this to the next level and by use of revolutionary technology and placing an aerial on the roof of Sussex Heights, to be able to transmit to the whole of the City and, in particular, the University of Sussex and local schools by means of a completely different protocol. This was a socially motivated project which would enable the Schools and Universities etc., to extend their Internet access without the difficulties of installing BT or other connections.

Mr Horlock and Mr Ryan then answered various questions which were raised concerning the size of the mast and equipment health risks, rental offered and how they were financed, all of which were answered adequately.

The Chairman then asked for a show of hands as to whether the Board should consider any request in principle for a transmission aerial on the building and, if there appeared to be no objection to this, whether the present request from Loose Connections was to be considered. The general consensus of opinion was that the matter was agreed in principle.

The Chairman then declared the Meeting closed and invited all the Shareholders present to take a drink with the Directors. The Shareholders responded with a loud ovation.

At the end of the Meeting, after the departure of the Chairman, lively discussion continued among the large number who remained who were joined by Mr Horlock and Mr Ryan. It then transpired that Loose Connection had to finalise the matter within 2 days to enable them to tie up their Contract with Sussex University. Mrs Dyall was then bombarded by the Shareholders with the request to take urgent action to carry this through. After carefully considering the matter, she decided that an emergency Board decision would be required and to this end she would require a written statement signed by the majority of the Shareholders present at the Meeting, agreeing to Loose Connection Ltd's proposal. Two volunteers then offered to go round the block forthwith, to obtain the signatures of those members who had been at the Meeting, asking them if they would like to sign the document on the basis that the Agreement would be finalised within 2 days. This would be delivered to Mrs Dyall at the latest by Sunday morning and, if there was at least a 75% majority, she would use her best endeavours to arrange an emergency Board Meeting on Monday morning, 25<sup>th</sup> October, attended by Messrs Horlock and Ryan who would then submit a Contract for approval.