Meeting Number: 11 The Friends of The Elm Tee Inn Management Committee

Location: Two Stiles Date of Meeting: 11 March 2026 Time: 3 pm to 5 pm

Attendees: Trevor Austreng (TA), Nick Carroll (NC), Alun Cooper (AC), Anne Kerins (AK), Shaun Moloney (SM), Martin Pearson (MP)

Apologies: None

Approval of the Minutes of the meeting of 11 February 2026: The Minutes were approved.

Matters arising from the Minutes of the meeting of 11 February 2026:

Has the Directors' insurance been renewed? The insurance policy has been renewed.
What is the status of the creation of the bank account for the 100 Club? This is ongoing.

Approval of the Minutes of the meeting of 26 February 2026: The Minutes were approved.

Matters arising from the Minutes of the meeting of 26 February 2026:

There were no Matters Arising.

Approval of the agenda of the meeting of 11 March 2026: The agenda of the meeting of 11 March 2026 was approved.

Agenda Item	Outcome	Action	By Whom	By Date
5. LSC report on Meetings with the Tenants	The request for visuals of the proposed covered area.	The request for visuals does not create any final decision	Management Committee	Upon receipt of the visuals.
		If we do agree with the visuals, and the location, then the tenants can move on to contract an architect and the subsequent application for approval.	Management Committee	Upon receipt of the visuals.
	Items that have expired.	The tenants informed the LSC that some items expired before the tenants were legally responsible for leasing the Inn. The tenants have stated that they feel that FOTETI ought to contribute to the costs of renewing such items. This will be discussed with the LSC and reported back to the Management Committee.	LSC	30 March 2026

6. Report of the Financial Status of FOTETI	The Treasurer responded to the following questions.			
	When will we receive the results from the Examiner?	The process is ongoing and we will receive the final report in time for it to be published to all Members in May2026.	Treasurer	May 2026
	What risks might we face having US citizens as members (comment form our previous insurer)?	There are no risks associated with having US citizens as Members other than the administrative issue associated with paying interest: an issue that we have already identified.	Treasurer	11 March 2026
	The Treasurer then stated the following.	Rent is paid punctually by the tenant.	Treasurer	11 March 2026
		The current budgeted loss for the year is £17K.	Treasurer	11 March 2026
		AC was asked to share the updated Share Register with the Treasurer.	AC	13 March 2026
7. Update on the Members survey.	SM shared a current synopsis of the responses from the Members survey.	We have received 143 responses which is 34% of the membership.	SM	11 March 2026
		We have received many comments and these will be collated and classified for the April meeting.	SM	8 April 2026

		Many Members did not include their share certificate number and this is a problem that we will have to address before the Annual Members Meeting. We will need to educate people what a Community Benefit Society is and what it is able to do. We need to remember that the survey results are not binding upon the Management Committee, but they will certainly inform the writing of the Management Plan.	Management Committee Management Committee Management Committee	8 April 2026 8 April 2026 15 May 2026
8. The Risk Register	There was nothing to report.			
9. Purchase Orders	There was nothing to report			
10. The Title Deed	AC had met with the solicitor and the following outcomes were noted.	It is unlikely that this will be resolved with the Land Registry, but it is far more likely that in 11 years' time we will be able to claim vacant ownership of the corner of the property that we are reviewing. However, the solicitor felt it important to respond to the Land Registry providing responses to their statements so as to present our case afresh.	AC	Ongoing

		To do so, the solicitor has defined responsibilities and he will abide by those tasks with no financial charge to FOTETI.	Solicitor	Ongoing
		AC and NC will represent the information as has been suggested by the solicitor. Once it is ready, the updated information will be sent to the solicitor who will submit the dossier to the Land registry.	AC and NC Solicitor	20 March 2026 April 2026
11. Preparations for the Annual Members Meeting in June 2026.	The meeting discussed the draft planning document for the AMM in June 2026.	The Management Committee meeting in April 2026 would finalise all matters pertaining to the running of the AMM in June 2026 so that Members could be fully informed in May 2026.	Management Committee	8 April 2026
		All appropriate documentation would be available for discussion in the April 2026 meeting of the Management Committee.	AC and SM	6 April 2026
12. Update on Maintenance Issues.	NC briefed the meeting on what issues have been resolved and what our priorities for expenditure would be for the remainder of 2026.	The two dead trees along the eastern wall of the carpark will be removed on 17 March 2026.	NC	17 March 2026
		Clare will be in Langton Herring between 25 and 27 April to discuss the bench that she wants to install in the grounds of the Inn.	NC	11 March 2026

		The overflow carpark will only be used when absolutely necessary so as to provide time for the grass to grow. The tenant has been informed.	NC	11 March 2026
		Our current building insurer is opposed to log burners operating in the Inn. We are seeking a new insurer.	NC	11 March 2026
		Our current estimation for the rebuild cost of the Inn and curtilage walls is £1.6 million but we are seeking a professional survey conducted by an RICS person. AC to ask Symonds and Sampson for help in identifying such a surveyor.	AC	13 March 2026
		To complete the 6 items at the end of the Tashi report we will need the names of some good chippies and a metal brace will need to made and placed over the crack in the appropriate beam.	Management Committee NC	20 March 2026 20 March 2026
		The report and quotation for the repair of the chimney on the south end of the Inn's roof needs to be obtained from the mason. Two	AC	16 March 2026

		additional quotations will be needed. The lights in the car park: not our greatest priority at this juncture and the disused telegraph poles sitting on the side of the field above Lower farm could provide a temporary solution. Lower Farm to be asked. After discussion, the three projects that would be funded this year were identified as: The rafters in the loft (£2K) The chimney repair (£20K) Purchase of trees (£4K)	NC AC Management Committee	8 April 2026 30 March 2026 11 March 2026

Minutes prepared by: AC

Minutes circulated on: 15 March 2026

Minutes approved on: 8 April 2026

Signed by the Chair 