

BAM BULLETIN

Annual General Meeting

The 36th Annual General Meeting of B.A.M. Estate Ltd will be held in the marquee on Thursday 18th June at 8.00 p.m. All shareholders are invited to attend.

Election of directors

Three of your directors Esther Baroudy, Leon Ellenport, and Zammy Eshkeri have retired from office, and are offering themselves for re-election. Giovanni Carriere and Cathrine Meister-Campbell have put themselves forward for election. Three directors are required to be elected, in order that the number of directors immediately following the AGM shall be not more than nine.

Amendments to the BAM Articles of Association

At the AGM the board will be recommending to the shareholders that the Articles of Association are amended, briefly:-

- A. to include shareholder protections so as to require a resolution to be passed by the shareholders prior to the directors proceeding to either (a) sell the freehold of the Estate; or (b) sell a long leasehold flat; or (c) construct a flat or unit of occupation or other building on the roof of any of the blocks of flats; or (d) construct any unit or dwelling on any part of the gardens or the external common areas of the Estate; or (e) convert any existing building on the Estate into a flat or unit of occupation .
- B. to increase the quorum required for directors' meetings from 3 to 5.

Amendments to the Articles of Association can only be made by way of a Special Resolution. This type of resolution requires a majority of 75% of all votes cast to be in favour in order for

the resolution to be passed. We therefore urge all shareholders to vote in favour, either at the AGM or by proxy.

A copy of the Company's existing articles of association marked to show all the changes will be available for inspection during normal business hours (excluding Saturdays, Sundays and bank holidays) at the Estate Office. Copies will also be available at the AGM at least 15 minutes prior to the start of the meeting and up until the close of the meeting.

BAM Survey

The 2015 Survey is now closed, and we have had 100 responses from leaseholders and residents. The results are being collated, and will be published before the AGM.

Gardens Open Meeting

The Gardens Sub-committee is holding an Open Meeting on Friday 19th June at 6.00 p.m. in the marquee with our head gardener James and the Garden Sub-committee members to discuss the development of the gardens, new planting, any issues of concern or fresh ideas. All shareholders and residents are welcome.

Garden Party

The annual Garden Party will be held on Sunday 21st June from 3.00 p.m. to 6.00 p.m. Any contribution of food and drink would be most welcome, please bring along any national specialities, savoury or sweet dishes directly to the marquee in the central garden on Sunday, or if you prefer drop off any donations after 12 o'clock in the Estate Office. If you can help please contact Nikki at the Estate Office on 020 7419 1113 or email accounts@bamestate.co.uk For the children there will be an entertainer and face painting.

BAM Kids' Gardening Club

The Gardening Club had a fantastic session on 21st April when our young gardeners enthusiastically planted vegetables (beans, peas, garlic, leeks) and herbs in the East Garden vegetable plot. It was very muddy and lots of fun. A big thank you to James and Kim for organising watering cans and gardening tools for us - the watering cans, especially, were put to good use in watering the plants, and, when we were done with that, ourselves. We now look forward to tasting some fresh veggies later in the year. The Club also met on Tuesday, 19th May to plant out some summer bedding to get the garden looking even prettier for the wonderful hot summer we are all hoping for!

Local Community News

Fortune Green & West Hampstead Neighbourhood Development Forum

The Fortune Green & West Hampstead Neighbourhood Development Forum (NDF) wants your support in the forthcoming referendum on the Fortune Green & West Hampstead Neighbourhood Plan. The vote is on Thursday 9th July and your polling station will be Emmanuel School- all those living in the area are entitled to vote. The Plan has been drawn up over the past three years on the basis of comments and input from local people. It passed its independent examination in January and the referendum is the final stage in getting the Plan approved. You've previously supported the Forum's work in drawing up the Plan - for which the Forum is very grateful.

The Forum would now like to add your personal vote to back the 'Yes' campaign.

Further information can be viewed at www.ndpwesthampstead.org.uk

WEEE Recycling

If you need to get rid of any Waste Electrical or Electronic Equipment (WEEE) please contact the Estate Office and the porters will collect it from your flat. That includes televisions, computers, kitchen gadgets, in fact anything

with a plug and lead or powered by batteries. When we have enough we arrange for a free collection by Camden Council's contractor.

Garden Rules

We recognize that the vast majority of residents respect the Garden Rules but at this time of the year we remind everyone of them so that we may all enjoy our beautiful gardens together. Please tidy up when you leave and do replace furniture if you have moved it. **BALL GAMES ARE NOT ALLOWED.** Also, please try to mind the flower beds, and if your children use chalk, make sure to wash it off before leaving the gardens.

Easter Egg Hunt

This year we had a very successful Easter Egg Hunt on the Estate. The gardens were brimming with colourful eggs and happy children searching for them, cheered on by parents and grandparents. It was lovely seeing so many residents in the garden. There was an Easter bonnet competition and a few egg and spoon races. Every child was rewarded for his/her participation in the different competitions with a prize. Many thanks to Jane Robson and Florence Antonioli who organised the event

Contents Insurance

All Leaseholders and Tenants should take out Contents Insurance cover, and ensure that it provides cover against the cost of making good any damage to their own or neighbouring property due to water escaping from any pipes or appliances for which they are responsible, as a claim can/will be made against them. Such cover is usually to be found in the policy under a heading like 'Occupiers personal liability'.

Looking for...

Advertise your **search** or your **availability** here free of charge. Send your advertisements (50 words max) to communicate@bamestate.co.uk or drop it into the Estate office or call Graham Hamilton on 020 7419 1112.