

**WESTON SOS LIMITED t/a WESTON COMMUNITY SHOP ANNUAL  
GENERAL MEETING**

**8<sup>th</sup> OCTOBER, 2025 at**

**WESTON VILLAGE HALL**

**-MINUTES OF MEETING-**

**ATTENDANCE:**

Samuel Sharp (Chairman); Shamsheer Pangu (Secretary); Paul Beecroft; Fiona Spensley; Clive Hamilton-Gould; Sarah May; Samantha Boshier(Shop Manager); Andrew Thomas; Carolyn Murfitt; Michael East; Hannah Gidney; Henry Donne; John Roper; Louise Talbot; Nicola Donne; Helen Price; Roger Evans; Sally Brown; Susie Beecroft; Theffania Everett; Jane Henman; Wiz Bunce; Yasemin Olcay; Toddy Hamilton-Gould and Bob Hessian(non-Member standing as proxy for Jane Burrett).

**APOLOGIES**

David Sweetnam; Carole Sweetnam; Alex Sweetnam; Sophie Sweetnam; Tom Sweetnam; David Johnson; Jane Burrett; Ruth Pangu and Theodore Pangu.

Members and guest were provided with a choice of soft drinks and wines, courtesy of The Community Shop, prior to commencement of the AGM.

Meeting commenced at 7.36pm.

**1. WELCOME AND OPENING SPEECH BY CHAIRMAN, SAMUEL SHARP**

Our Chairman welcomed those attending to the Meeting. He was most pleased we made the required quorum of 12 members for the AGM to proceed!

He informed all present that we are now no longer 'Weston SOS' but 'The Weston Community Shop'.

He reminded shareholders that they have a "voice" as to the management and running of the Community Shop by:

- Attending, speaking and submitting matters to be considered at Members' Meetings
- Proposing resolutions and voting at Members' Meetings
- Electing representatives to the Management Committee at Members' Meetings
- Subject to eligibility, stand for elections to the Management Committee

The Chairman went on to advise members attending of the voting structure:

- Only shareholding members (or their proxy/representative) may vote
- Joint/family/company members may only have a single vote
- Votes are determined by a show of hands with a simple majority – votes need to be counted

The Chairman then read out his Report, a copy of which is attached.

## **2. ANNUAL REPORT – FINANCIAL AND ACTIVITY UPDATE**

Our Chairman informed shareholders they can access the annual accounts and report for year ending 31<sup>st</sup> December, 2024, approved on 31<sup>st</sup> July, 2025, and submitted to FCA online at:

<https://mutuals.fcs.org.uk/Search/Society/31470>

He went on to say:

- Member share capital of £161,250 from 116 members
- Purchase of Community Shop and Post Office completed on 24<sup>th</sup> March, 2025 and we were opened at lunchtime that day as a community owned business
- Flat above shop was rented in June, 2025 to a local resident – bringing in additional revenue
- COF grant funding period ended 30<sup>th</sup> June, 2025. 100% grant spent – final report submitted on 6<sup>th</sup> October, 2025
- Additional accountant's report prepared for COF grant funding period: Dec 2023 to Jun 2025
- Samantha Boshier appointed Shop Manager in June, 2025
- 1<sup>st</sup> community loan interest payment made in September, 2025

## **3. SHOP MANAGER'S REPORT – SAMANTHA BOSHER**

Samantha Boshier, better known as 'Sam' to all who knows her, introduced herself to all attendees.

Sam explained that on the day the Shop was purchased as a Community Shop, we had installed a new coffee machine, presented a better selection of wines, had a new till system with the EPOS software and the introduction of EVRi services.

She encouraged everyone to support the Shop and make it the heart of the community. She explained plans are afoot to make the façade and entrance more resident friendly such that there can be more tables and chairs for residents to enjoy:

- Coffee and home-made cake
- Lovely handmade sandwiches
- Hot food
- A glass of wine or two
- Catch up with friends, neighbours and fellow villagers
- Meet new friends too!

She challenged attendees to consider what they thought was the bestselling product.....

The average 10 bestselling products are:-

1. Sausage rolls
2. Daily Mail newspaper
3. Eggs
4. Daily Telegraph newspaper
5. Semi-skimmed milk
6. Beef & veg pasty
7. Bacon & cheese turnover
8. Stella Artois lager
9. Danish pastrie
10. Cheese & Onion pasty

The Shop sells around 275 items every day and processes around 650 transactions per week whilst the Post Office processes 500 transactions per week and handle approximately 380 items of mail per week including around 130 EVRi parcels.

A full copy of Sam's report is attached.

#### 4. **REVIEW OF PROPOSED RENOVATIONS TO SHOP BUILDING – CLIVE HAMILTON-GOULD**

Clive informed members that prior to the purchase of the Shop, he had, through an agent, conducted a thorough survey which showed that whilst the Shop was structurally sound it required much maintenance and improved Health and Safety features to comply with the current standards.

The electrics were in a poor state and has now been brought to the required compliance both for the Shop unit and flat to run efficiently.

The floor, which was uneven in the Post Office, has been attended to.

Works are underway with a planning application submitted to replace the front entrance door to meet current H&S regulations and which will allow for wheel chair access.

Please refer to Clive's full report which is attached.

#### **5. MOTION TO REMOVE THE REQUIREMENT FOR INDEPENDENCE ACCOUNT AUDIT**

Our chairman explained that the Shop has an independent firm of accountants namely Cadwallader & Co LLP, based in Chesterton, who manages and prepares our annual accounts.

Sam explained this year's accounts have been prepared, signed and sent for approval.

Being a small business, and like many other similar businesses, there is little requirement for our annual accounts to be audited by another firm of accountants. To do so is expensive with auditors charging in excess of £4000 + VAT, an amount the Shop can do without!

Sam asked those in attendance to vote, by a show of hands, to remove the requirement for an independent account audit.

Members voted, in the majority, in favour of the removal.

#### **6. RESIGNATION OF ALL CURRENT COMMITTEE MEMBERS**

Sam informed members that the current Committee Members were elected for the purchase of the Shop which has taken place. A new Committee is now required for the management and effective running of the Shop.

Voting is by show of hands and must be counted. The reason for counting is simply that the member with the highest votes is elected for 3 years whilst those with lesser votes on a declining scale of 2 years and 1 year respectively.

With this said, Sam confirmed the resignation of the Committee Members as follows:

- Samuel Sharp
- Clive Hamilton-Gould
- Fiona Spensley
- Paul Beecroft
- Linda Allinson
- Sarah May

- Shamsheer Pangu

## 7. **ELECTION OF NEW COMMITTEE MEMBERS**

Sam then informed attendees that committee members who had just resigned are all able and prepared to stand again as Committee Members including any from the floor that wishes to do so.

Voting, by show of hands, took place and the results are as follows:

- Linda Allison – 19 votes
- Paul Beecroft – 18 votes
- Shamsheer Pangu – 18 votes
- Fiona Spensley – 17 votes
- Clive Hamilton-Gould – 17 votes
- Sarah May – 17 votes
- Samuel Sharp – 15 votes

There being no one from the floor wishing to stand, those named above are the new Committee Members.

## 8. **ANY OTHER BUSINESS**

Fiona Spensley asked all attending to put their hands together and congratulate our out going Chairman, Sam Sharp, for the excellent job he has done to ensure the Shop remained open for trading and in the ownership of the Village residents.

A very big THANK YOU to you, Sam.

Fiona also thanked the Plunkett Foundation for all their assistance with the purchase and guidance of administrative matters.

Special thanks goes to Katie Boshier who attended to help out with the drinks and smooth running of our meeting.

The meeting was brought to a close at 8.16pm.

