

WATLING GARDENS TMO LIMITED

Board Meeting

Thursday 6th December 2012

7.30 – 8.30 pm

Minutes

Location: Community Hall (Block C)
Present: Paul Anderson (Manager), Kieran Bradley (Chairman), Claudia Perez, Willie Walsh, Zara Newton, Geraldine Keady
Apologies: Pauline Fell and Ray Wells
Chaired By: Kieran Bradley
Recorded By: Jackie Blake

Item	Description	Action
1	<u>Welcome & Apologies</u> Kieran welcomed everyone and asked if there were any declarations of personal interest. There were none. Apologies were noted for members as listed.	
2	<u>Minutes of Last Board Meeting 07.11.12</u> There were no matters arising. The Minutes were proposed by Willie and seconded by Claudia.	
3	<u>Finance Report</u> Paul said there was nothing in particular to note.	
4	<u>Ballot Report</u> It was a good result with a 61% turnout, the TMO are in term for another five years. 90% of tenants who voted said Yes and 66% of leaseholders said Yes to continue as a TMO	
5	<u>Manager's Report</u> Paul said over the Christmas holidays the office will be closed for 2 half days and 2 whole days, and then normal hours as from 2 nd January 2013. The caretaking and cleaning will carry on as normal. Paul announced good news for Watling Gardens. There will be two work programmes. Firstly fire safety and secondly there will be a £4 million investment into the estate with no costs to the Leaseholders, although the agreement has yet to be signed and the cheque handed over. It will mean that fire safety work can be started from January 2013, but this is vocal for the moment; new heating for the estate is to include bedrooms; it has to be decided	

	<p>whether these will be individual heating systems or communal. The roofs will be replaced and the exterior of the buildings will be cladded to reduce energy wastage, the type of cladding will be decided at a later date. New entrances to the three tower blocks and double glazed windows are to be replaced.</p> <p>The new signage will be up around the estate as from next week</p>	
6	<p><u>AOB</u></p> <p>The Christmas Danner has been arranged for Thursday 20th December at the North London Public House at 7 pm.</p> <p>On Friday 14th December it will be Family Day at Watling Gardens between 4.30 and 6.30.</p>	
6	<p><u>Date of Next Meeting</u></p> <p>To be advised.</p>	

Watling Gardens
T.M.O
Amendment Sheet

Chair.....

Date...../...../.....

Item	Description of Task

This is a true and accurate record of the meeting held on 6th December 2012

Proposed by:.....

Seconded by:.....

Chair:.....