

**WATLING GARDENS TMO LIMITED**  
**ANNUAL GENERAL MEETING**  
**Wednesday 2<sup>nd</sup> October 2013**

**Minutes**

**Present:** Kieran Bradley, Geraldine Keady, Willy Walsh, Paula Macmurdie, Peter McCauley, Pauline Fell, Jeanette Ahearne Paul Anderson, - plus residents as listed on register of attendees

**Apologies:** None

**Chaired By:** Kieran Bradley

**Recorded By:** Anisha Wadhvani

Item	Description
1.	Kieran opened the meeting. He welcomed and thanked everyone for attending.
2.	<p><b><u>Apologies</u></b></p> <p>There were none.</p>
3.	<p><b><u>Minutes of last AGM 24.10.12</u></b></p> <p><b>Cleaners:</b> Paul updated that Mena will not be returning due to his own ill health and one of his family member's health which is affecting him. A new cleaner has been appointed and will be taking on full time to replace him</p> <p><b>Old Office:</b> One resident complained of high volume of music. Kieran clarified legal time limit is 10 p.m. and advised to report the office in such cases so that the young people running it, can be monitored on CCTV.</p> <p><b>Election of Board Members:</b> Kieran addressed that no new applications were received. He encouraged the residents to get more involved.</p>
4.	<p><b><u>Matters Arising</u></b></p> <p>The confidentiality of matters discussed in Board meetings was raised. PA said that all board members signed confidentiality documents. Any residents who felt confidentiality was being breached should inform the Board.</p>
5.	<p><b><u>Accounts for 2012/ 2013 and appointment of auditors</u></b></p> <p>Questions were raised to the TMO Board re the jumps in 2013 as compared to 2012 referring to financial statements but they were not answered satisfactorily. Thus, Paul agreed to arrange an open meeting with financial consultants and auditors in a month's time to clarify the doubts.</p>

6.	<p><b><u>Chair's Report</u></b></p> <p>Kieran thanked everyone for five years of ballot and addressed that the coming five years there will be major works. The work is in the planning stage at present. Contractors will be in touch.</p> <p>Kieran also mentioned that since TMO has been set up in last ten years it has been on the same budget more or less.</p> <p>Residents were requested to get more involved and have a look at the website as TMO needs their support and help.</p>
7.	<p><b><u>Plans for the coming year (Manager's Report)</u></b></p> <p>Paul regrettably announced that an invitation was sent to BHP to talk about planned estate improvements but they didn't turn up.</p> <p>However, Paul talked about the planned improvements and confirmed that it will be a major refurbishment where 6.5 million has been put in- 5 million from British Gas and 1.5 million from Brent Housing Partnership.</p> <p>Paul also said addressed that the Capital's works programme will be best looking programme and the property will be saleable. However, it will take a minimum of six months to start.</p>
8.	<p><b><u>Car Parking</u></b></p> <p>A voting was done and it was unanimously agreed to raise the restriction of car park from midnight Friday to Monday 8 am.</p> <p>Also, it was agreed that someone with Blue Badge should not need a visitor's permit.</p> <p>Paul will be writing to the residents regarding the same. However, he cautioned the residents to continue to follow the current rules until they have received official notifications.</p>
9.	<p><b><u>Election of Board Members</u></b></p> <p>Residents were given open invitations to join the Board in case they are interested.</p>
10.	<p><b><u>Any Other Business</u></b></p> <p>A concern was raised regarding the Graffiti. Paul assured that it will be removed in the coming weekend. Moreover, Paula proposed that the cost of removing Graffiti must come from the parents of the culprit.</p> <p>A resident raised a concern that the children need to play outside, however, there are youths drinking and getting rowdy. Kieran assured that he will confront them.</p>