

WATLING GARDENS TMO LIMITED

Board Meeting

Wednesday 11th September 2013

7.30pm - 9.00pm



Location: Community Hall (Block C)

Present:	Paul Anderson	Manager
	Kieran Bradley	Chair
	Pauline Fell	Co-opted
	Eng Chew	Member
	Peter McCauley	Treasurer
	Jeanette Ahearne	Co-opted
	Raymond Wells	Vice-Chair
	Willy Walsh	Member
	Saquiba Mahmood	Member

Apologise:	Stuart Leveridge	Member
	Zara Newton	Secretary
	Claudia Perez	Member
	Paul McMurdie	Member

Meeting Commences at 7.30pm

<u>Item</u>	<u>Description</u>	<u>Action</u>
1	<p><u>Welcome and Apologise</u></p> <p>KB opens the meeting and welcomes attendees.</p> <p>Apologise are listed above.</p>	
2	<p><u>Declaration of Interest</u></p> <p>No Declarations at present.</p>	
3	<p><u>Minutes of last meeting</u></p> <ul style="list-style-type: none"> • Circular about smoking and dogs was sent out on the 20th August, asking residents to respect each other, hopefully they will comply. • Noise pollution – issue during summertime, there is a contact list – phone each other if the same problem arises again. 	

	<ul style="list-style-type: none"> • Roof top aerial money – decided at the AGM, no formal procedure. PF and RW – should be spent on the estate, shouldn't be paid out. • Confidential item below  • Website – on-going issue, haven't heard back from James. The Board's decision is to copy Christina in the correspondence; she will follow up on it. Give Brent Council 10 days' notice and go live if there is no reply. They should list the objections if any. Agreed by all Board members present. • Community room – SM teaches children and £10/hour is not affordable to pay for the room every day. It was £5/hour before. SM teaches local students, 6-8 children at present. People go to the mosque, which is free. She charges them 1 pound/day. She is using the room every day just for one hour, although if there is a function or other booking SM is willing to cancel class in order to let other people use it. RW – offer a discount for regular users. Individual cases will be reviewed as they come in. The fee remains £5/hour for SM – to be reviewed again when the new financial year starts. All Board members present voted Yes. <p>EC and RW signed for the last meeting's minutes.</p>	 PA to e-mail Christina.
<p>4</p>	<p><u>Finance: Audited Accounts, July Finance Reports, Finance Sub Committee</u></p> <p>Monthly accounts were sent Board member. Audited accounts were brought to attention on page 9. – Roof top aerial fund is finished. The account will be empty in March 2014. Before signing the new agreement, we want to be involved, PF suggested applying for it. The conclusion is that we should be able to run the estate without dipping into the aerial money. PA – lease expires on this building; we are denied access. Decision by Brent council is made on council level. RW - we should be entitled to money or a share out of the aerial; KB agrees.</p> <p>Find out more details on the contract; couldn't get it in the past. JA – ask for a copy based on freedom of information. PF suggested speaking with the property asset manager,</p>	

	<p>Denis.</p> <p>PF suggested going through the management agreement and claiming for everything, major works as well as for minor works. Cut the 7000 back to 5000, we regard it as major works when it reaches 5000. Another idea is to join up with someone when you are losing money, give it a thought. JA – their estate was neglected because of the income due to aerials. KB - If there was a TA, we would be working with it. JA is starting up a TA. JA to set up a meeting please.</p> <p>Legal work – PF advises that names and numbers of flats should not be recorded. PF questioned the money spent on a conference, two figures on the report. £1500 was used; £5000 was set aside – KB.</p> <p>PM – we are dipping very heavily into the savings, it is projected that we are going to dip in £17000. KB – it is not sustainable. PM to get MMA up and running. Paying the consultant already, the process has been started. PA - Management allowance and management agreement are two different things.</p>	<p>PM to set up a finance subcommittee and take it forward with PA.</p>
5	<p><u>Leaseholder Matters</u></p> <p>RW – several issues were brought up at the meeting, discussed a lot of topics. . Paula is the spokesperson for the leaseholders. The date of the Tribunal is set. Leaseholders are paying for it. Not sure of the date. BHP is not responding to the leaseholder’s letters. PF heard that “if B block received letters, then C and A did too”.</p> <p>PF explained what happened at Kilburn Square, advises not to rush to court. PA is willing to work with the leaseholders, sit down without any conflicts. Instead of accusing and challenging, let’s talk.</p> <p>JA agrees, people need to sit and work together. PA had experienced rudeness at previous meetings. JA - get the council out on site and work with them. Do the council’s job for them, that’s how you get things done. RW doesn’t have the time for that but to seek legal advice. PA offered help, but received no reply from Paula. JW believes that if TMO hears about the tribunal from BHP, it shows the lack of effort and communication. JW - what is the tribunal going to achieve?</p> <p>RW suggests that if TMO would like to help the forum, offer help and send letter; which has already been done. JA suggests that Paul Gashman should be invited to a walkabout invite Paula too.</p>	

6	<u>Managers' Report</u> Audited accounts to be adopted – All Board members present voted Yes.	
7	<u>Change the date of the AGM from the 25th of September to the week after, Wednesday the 2nd of October 2013.</u>	
8	<u>Date of Next Meeting</u> Last Wednesday of October, the 30 th .	

Meeting adjourned at 9.00pm