

Watling Gardens TMO

Board Meeting held at 7.30pm on Wednesday 29th June 2016

Agenda

1. Welcome and Apologies

Attendance	Apologies
Anne Faherty	Amarasingham Kulendra
Claudia Perez	Djamila Boubatra
Jeanette Ahearn	Geraldine Keady
Kieran Bradley	Massimo Noro
Paula Mackmurdie	Peter McCauley
Pauline Fell	Saquiba Mahmood
Ryan Dolan - minutes	Zara Newton

2. Declaration of Interests

3. Minutes of last Board Meeting held on 25th May 2016

Comment that the strimmer was not purchased as the old one was fixed.
Agreed by Jeanette and Keiran

4. Manager's Report

Managers report accepted with the comment that Mr P of WG is in a poor condition and was being cared for by estate members and now is in palliative care.

5. Treasurer's Report

This was an error and should not have been included no treasures report submitted as Peter had previously sent appologies for the meeting.

6. Managers Replacement

Update from Ryan, the board were given an overview of the 4 interviews held and informed of Paul Anderson's appointment and employment details.

7. Eco Works Update and storage issues.

Update from Ryan, the board were given an overview of the current state of the project and the imminent start to the resident liason work.

The board will need to vote on one of three storage options.

There was sddicssion about the merits of theplans, on balanvce the board felt strongly it did not want to loose the football cage during the summer months.

Board voted unanimously for option 3.

8. Vote for Chair and Vice Chair

CHAIR -

Ryan proposed as chair by Paula, seconded by Anne.
Board voted unanimously for Ryan as chair.

VICE CHAIR -

Paula vice chair seconded by Anne
Board voted unanimously Paula as vice chair.

SECRETERAY - chair can continue

Ewa could do it, need to watch the costs

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9. Any other Business

- MMA is it worth paying for an expert on our side.
Kilburn square Liz Micheal or Owen Query may be viable consultants
As we will not be needing to address this for sometime we will add it to the August / Sept agenda.

- Ewa honorarium
Should this be reduced?
The board acknowledged that she works very hard and we would like to keep her on that salary. Pauls reduced hours would mean that Ewa is still working more independently.

This led to general discussions about the longterm office staffing plans.
All staff with fixed term contracts run to the 30th sept.

Paul's contract is temporary rather than fixed term so running month to month the board felt this should be reviewed after 6 months.

There was discussion around Antoinette and her rates of pay. Again the board acknowledged that Antionette does a good job but there is a disparity between manager and income officers role.

Prior to the 30th sept the board would like to see a staffing review, this should look at:
Finance Officer rates
Income Officers rates
Support Staff rates
All staff - No pay rise for some years.
All staff – sickness provision
All staff – Pension legislation compliance

Other general comments included concerns over:

- Some staff not working or being absent for some hours of the day.
- Grounds maintenance.
- Ladder work and health and safety compliances.

It was suggested that as Paul has just come back into the office we should allow him some time to assess the situation and see what actions may be needed if any.

10. Date of Next Board Meeting

Wed 27th July

Board Confidential Issue

11. Matters arising from 67 Watling Gardens

The board will need to vote on removing a member from the board

Issue arises that there was no disclosure made of the interest in the property on the May meeting. As this was not declared there is a clear breach of the boards code.

Discussion around the issue.

Board voted unanimously that the member should be removed.

We would like to get the messages out that there are vacancies on the board.