

Watling Gardens TMO

Board Meeting to be held at 7.30pm on Wednesday 25th May 2016

Agenda

1. Welcome and Apologies

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

2. Declaration of Interests

3. Minutes of last Board Meeting held on 27th April

Item 5 Kieran, Saquiba, Zara, Pauline can all sign cheques

4. Treasurers Report

All standard nothing out of the ordinary.

Water rates are paid for the year.

5. Issues arising from 67 Watling Gardens

Can the board vote to agree action to be taken?

After some discussions of the issues the board voted 6/4 with 1 abstention that the board member be suspended pending an investigation to be lead by Jeanette.

6.1. Managers Replacement

Members feedback on actions since the last meeting.

6. Managers Replacement

The Board was updated by Paula. In summary there were to be two interviews that were not carried out as we were unable to have three board members present. Of the 5 remaining members of the sub committee all participants will need to engage if we are to proceed further. Candidates still available for interview. Further discussions were had on costs and members replying to emails for dates.

6.2. Paul Anderson

Can the board vote to approach Paul Anderson with a view to re-instatement on a temporary contract?

After some discussion about whether the board would like to re-instate Paul, it was felt best that the chair ask Paul if this is something he would be agreeable to.

6.3. BHP Allocation of a Temporary Manager

Can the board vote to agree a temporary manager supplied from BHP?

The board voted unanimously to agree that a temporary manager be supplied from BHP.

7. Eco Works Update

This has been added to the agenda as much discussion has ben had around a muted start date of the 11 July through to next year

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Once again the board is committed to resident consultation and has not made any announcements as we are waiting for a meeting on the 26-05-16 before commitments can be made.

Ray Wells will be added to the sub group that attends the ECO works meetings on behalf of the leaseholders.

The chair has undertaken to produce a written update to the board following on from this meeting by the 03-06-16.

8. Parking

8.1. Parking Letter to all residents

Can the board vote to agree a content?

Unanimously agreed by the board.

8.2. Feedback from Garage question last month

Feedback was given that there are around 11 households on the waiting list for a garage and we average 1 new sign up each year.

The board would like to see an audit of the Garages undertaken but would defer this work until a permanent manager is in place. It was also noted that garage number 19 someone is living in there and this will be reported back to the office.

9. Summer Outing

Should we have one? YES and an open day.....

Does anyone want to volunteer to organise?

Kieran, from the board along with residents Jeanette, Theresa and Elan to organise.

Kieran to arrange £600 budget with normal charging rules

10. Nominations and Elections for Chair, Deputy Chair and or Secretary.

Dates and procedures to be agreed.

Discussion was had around the merits of announcing candidates in advance of the next meeting.

To this end, can anyone wishing to stand for any of these roles please make themselves known to the chair, by the 22-06-16

11. Any other Business

Can we make an allowance for grass cutting as its been done twice this month.

The board has stated that the monies paid to cut the grass is a set fee with the agreement that the work is done in addition to time allotted for regular duties .

Can staff buy a new strimmer as the current one is broken?

The cost should not be outside of the offices normal purchasing rules so does not need board approval.

12. Date of Next Board Meeting

NEXT MEETING 29-06-16

Any agenda items or nominations to the chair by the 22-06-16