

WATLING GARDENS TMO LIMITED

AGM Meeting

13th September 2017

7.30 – 9.30 pm

Minutes

Location: Community Hall (Block C)
Present: Sana Abbad, Kieran Bradley (Chairman), Geraldine Keady, Stuart Leveridge, Peter McCauley, Massimo Moro.
Guests: Martin Bradley (GCN Auditors) Christina Byrne (BHP) Lia Colacicco (Councillor)
Residents: A. Milner, T. Fefreic, J. Taff, C. Taff, McDermott, C. Perez, M. Ryan, R. Wells, E. Lord
Chaired By: Kieran Bradley
Recorded By: Peter McCauley

Item	Description	Action
	The Chairman opened the meeting and thanked everyone for attending. Kieran introduced the guests to this AGM meeting.	
1	<p>Presentation of the 2016/17 TMO Financial Audit, presented by Martin Bradley of GCN Auditors. Martin gave a synopsis of the TMO accounts by using and indicating figures on page 15 of the document. He outlined any annual expenditure increase/decrease across the TMO accounts for the financial year. Also bringing to the attention of the meeting the new employment costs to the TMO, of employer pension contributions, which is 1% this year, 2% in 2018 rising to 3% in 2019. Martin went on to explain the financial elements on page 6, of VAT and TAX payments and deductions. Martin gave the TMO accounts a clean bill of health indicating a surplus of £3,000 for the year, compared with the financial losses of the TMO over the previous years.</p> <p>A couple of questions were raised from the floor, regarding a coach trip and security costs, both questions were answered to the satisfaction of the meeting. The Chairman thanked Martin on his presentation to the meeting.</p> <p>Motion That this WGTMO shall retain the services of GCN Auditors. Mover: Alan Milner – Seconder: Stuart Leveridge – carried.</p>	
2	<p>Chairman's Report. Kieran Bradley gave a report to the meeting, of TMO's involvement in the works and functions that have been carried out across the estate over the last year. Kieran outlined the end of the ECO works and the 'snagging' programme run by Lawtech to finally finish the works on the estate. He went on to inform the meeting that the new CCTV installation work was to commence on Monday 18th September. That the firm, hired to perform the estate wide 'tidy up' of the grounds and gardens, had been suspended on the first day due to total incompetence of the firm's employees. And the important updating of the Management Agreement with the Council. Kieran tried to identify the seriousness, to the meeting, of the vital importance of resident participation within the TMO. It is a grave concern to the TMO that the lack of involvement/participation of residents will ultimately lead to the demise of the TMO altogether. Christina Byrne supported Kieran's sentiment, by suggesting that if there were no realistic expectation of resident involvement in the TMO, that would mean all services that are currently provided by the TMO would go back to the Council. Kieran stated that whilst he was happy to continue being a Board Member, but he will not be available for consideration as Chairman any longer and as such a new Chairman will need to be elected at the next Board Meeting.</p> <p>Christina Byrne thanked Kieran for all his loyal and hard work over the years as Chairman of WGTMO. Thanking him also for his unselfish and self-sacrificing commitment that he has given, on behalf of the residents of this WGTMO.</p>	

	<p>Christina expressed the requirement and necessity for this TMO to have good leadership and a good Chairman. That the BHP would be willing to provide training to anyone who would be interested in becoming the Chairman of the TMO Board.</p> <p>Questions from the floor; Regarding grounds maintenance or the lack of? Cost of the Birds and Bees contract? Security/Fire Safety of the Bin Sheds? Estate Fire Safety Report?</p> <p>Christian Byrne told the meeting that the BHP had inspectors working in and around the estate, and will provide any resident any information they have on these matters. Some further discussion took place about the Fire Safety Standard for the Bin Sheds, again Christina Byrne said she was happy to chase up Steve King for that information and pass it onto anyone requesting it. Kieran Bradley thanked Stuart Leveridge for all his time and patience, in the progressing of the CCTV, Landscaping and Tree Management work that he has performed on behalf of the TMO over recent weeks.</p> <p>Question from the floor; An expectation of compensation, from a resident concerning damage and distress caused by a leaking roof due to the poor installation of a mobile phone operator's equipment. Complaints about the visual standard of the entrance way to each of the blocks, was letting down the aesthetic of the building compared to the new exterior. Complaints regarding the Lawtech contract to, re-seed the lawns, satisfactorily levelling and securing the paved areas, replacing damaged bollards and rectifying the problem of rainwater collection on resident's balconies. Who signed off on the works? Christina Byrne recommended that all of these complaints should be forwarded to her by email.</p>	
3	<p><u>Election of Board Members.</u> The Chairman read out the names of the nomination forms received by the cut-off date. Alan Milner, Claudia Perez, Kieran Bradley and Peter McCauley. It was brought to the attention of the meeting that Stuart Leveridge, having been busy working on behalf of the TMO, and who had even nominated and signed another residents nomination paper, but had forgotten to put his own nomination paper in.</p> <p><u>Motion</u> That this WGTMO shall accept the nomination of Stuart Leveridge to the Board. Mover: Alan Milner – Seconder: Jeanette Taff - carried</p>	
4	<p><u>Any Other Business</u> Will/can the TMO office or the Community Hall be refurbished? The names of the resident who are now Board Members and the position they hold on the Board was read out to the meeting. The date of the first Board Meeting after the AGM is Wednesday 27th September. A suggestion to hold a social evening to encourage new/younger residents on to the Board. That a way forward needs to be considered and reviewed regarding any contracts on ground maintenance. That Tree Management is considerable over due on the trees on the estate. Christina Byrne re-empathised her commitment to offer training to those residents wishing to be Board Members, and hopefully the responsibilities of the services provided by the TMO, will not go back to the Council with the probable loss of the social cohesion in the community of Watling Gardens that will ensue.</p>	

Motion

That these minutes be accepted as a true record of the meeting.

Mover.....

Secunder.....

Date.....