

WATLING GARDENS TMO LIMITED

Board Meeting (26th April 2017) 7.30 – 9.30 pm

Minutes

Location: Community Hall (Block C)
Present: Jeanette Ahearne, Djamila Boubatra, Kieran Bradley, Anne Faherty, Pauline Fell, Judith Gayle, Stuart Leveridge, Peter McCauley, Zara Newton.
Apologies: Saqiba Mamood, Sana Abbad, Geraldine Keady.
Chaired By: Kieran Bradley (Chairman)
Recorded By: Peter McCauley

Item	Description	Action
1	Declaration of Interests There was no Conflict of Interest declared by any members.	
2	Minutes of Previous Board Meeting & Matters Arising *It was pointed out; that like in the previous minutes a Contractor's Surgery is to be held the next day (27 th April) in the community hall. *A correction to the previous minutes of 'seconder' was agreed *Willy has informally agreed to assist Zara Newton in helping to lock the football pitch & playground at night and at weekends. (Motion) That the minutes be accepted as a true record of the meeting. Mover: Zara Newton – Seconder: Judith Gayle - carried	
3	Two residents came into the meeting, which prevented any further serious discussions of a confidential nature by the Board. It was agreed to allow the two residents, a short period of time to air their grievances. Tariq: Had instigated a petition on the estate, about Parking Permit Charges. The petition had not been placed before the Board, it had neither been seen by the Board Members nor was it an item of business on their Agenda. Tariq was pointedly asked by the Board, 'what is the objective your petition, what does it want the TMO Board to do?' His reply was to stop the issuing of Parking Permits. Tariq was also specifically asked, 'as the present Parking Permit Charges have been in operation for a year, why have you waited so long before acting?' Tariq had based his assumptions and understandings upon incorrect and out dated policy document and resident handbook, not an actual Tenancy Agreement that he had kept referring to. Tariq thanked the Board and left the meeting. Claudia: also complained about the Parking Permit Charges and also complained about an incident regarding an instance of the football pitch not being unlocked. Zara Newton gave a full account of the opening and closing of the football pitch & playground, over the past four weeks. Zara identified to the Board, certain limitations, due to her own work commitments, and had therefore managed to get Willy to assist her with the closing of these areas. Zara further stated, whist every endeavour is made for and on behalf of the community, sometime circumstances outside of our control, to which we are not responsible do occur, which, apparently had happened in this instance. Claudia thanked Zara for her candid and sincere response and left the meeting.	
4	Chairman's Report Nothing to report.	
5	Manager's Report *In response to a previous from the Board asking for more information concerning 'Home Swapper' a document dated from May 2015 was included with the Board Meeting Information pack. It was felt that maybe this document was also out of date, as a Board Member had tried to log on to the site using Watling Gardens as the Land Lord, as indicted in the document, to no avail.	

	<p>(Motion) That the TMO Board reaffirm it's commitment to its present TMO Parking Policy Mover: Peter McCauley – Seconder: Jeanette Ahearn – carried *A Board Members Skills audit had also been included in the Board Meeting Information pack, requiring Board Members to fill in, to enable a training programme to be implemented. *An indication of possible funding, from the contractors, may be available to possibly redecorate the community hall and refit the community room kitchen. Or alternatively the Board can decide on an estate improvement. Possible suggestions from the Board were; Renew/Replace paving slabs – Re-painting all Parking Lines and Bays on the estate – External lift lading pads to be made into covered cycle areas – Up-grading/Renewal of all benches on the estate – Upgrading of the football pitch fence – Re-landscaping of all flower beds/areas on the estate. *Staffing issues about a recent resignation of a member of staff and the alleged involvement of a Board Member. As the Board Member involved, has informed the Board that a further investigatory meeting was to be held with the TMO manager the next day, nothing further could be done at this time.</p> <p>(Motion) That a letter of Censure be issued to Stuart Leveridge regarding inappropriate language at a Board Meeting. Mover: Pauline Fell – Seconder: Zara Newton – unan</p>	Chairman to issue
6	<p>Treasurer's Report The TMO manager had drafted a budget for the financial year 2017/18. The TMO manager also provided a covering letter with the draft budget, outlining additional expenses, outside and separate from the budget itself. Items on the covering letter for consideration by the Board were, CCTV Reinstatement costs – Cosmetic improvements to the communal areas of the estate – Pigeon Netting – Redecoration of elderly/vulnerable resident's flats. Whilst the Board would endorse the budget the other items would be considered at another time.</p> <p>(Motion) That this TMO Board adopts the Draft Budget 2017/18 Mover: Zara Newton – Seconder: Judith Gayle - carried</p>	
7	<p>Any Other Business *Judith Gayle asked, are were Water Meters being install along side the new heating system, so that residents will have to pay for actual water used? *Pauline Fell asked the Board to consider the possibility of Kilburn Square and Watling Gardens merging into one TMO. In light of recent announcements that the BHP is no more and everything will now be done through Brent Council. It was suggested that both TMO Boards should meet to discuss the merits of becoming one TMO. *Peter McCauley asked if he could be allowed to update all TMO policies, as they were all out of date. The Board agreed, but stipulated that the principles contained within the policies cannot be changed. The Board agreed.</p>	
8	<p>Next Board Meeting Tuesday 30th May 2017</p>	

Motion

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

Mover.....

Seconder.....

Date.....

Paul Anderson
TMO Manager

27/04/17

Hi Paul

This is a covering letter regarding the minutes of the Board Meeting held on the 26th April 2017.

We had two unexpected guests turn up as the meeting just as we were dealing with previous minutes. Tariq & Claudia, who wished to complain about a couple of issues they had. It was decided to adjourn the meeting and allow them five minutes each, to hear their grievances and hopefully continue with the meeting.

Tariq's issue was with parking charges and his petition. He had clearly based his argument upon content contained in an out of date (April 2013) Residents Handbook, he had downloaded from the TMO website.

Claudia's issue was with a single event of the football pitch not being opened.

The Board listened to both spurious complaints and gave full and precise account of there failings. The guests then left the meeting.

Matters Arising from the Meeting

- The problem of 'logging on' to Home Swapper is still causing issues to residents, who have tried using Watling Gardens as a Landlord
- The Board considered the Contractor's suggestion of a possible refit and decoration to the community hall & Kitchen. They also considered our items such as Renew/Replace paving slabs – Re-painting all Parking Lines and Bays on the estate – External lift lading pads to be made into covered cycle areas – Up-grading/Renewal of all benches on the estate – Upgrading of the football pitch fence – Re-landscaping of all flower beds/areas on the estate.
- The issue concerning Stuart & Peace was not dealt with as Stuart claimed that there was to be another investigatory meeting today (27/04/17)
- The Board adopted the draft budget, but the additional items were left unresolved as further information would be needed, especially concerning who is, and, is not paying for the pigeon netting.
- Do you know if Water Meters were being installed along side the new heating installations?
- Pauline Fell suggested that the Boards of both Kilburn Square & Watling Gardens should hold a joint meeting to discuss the possibility of merging the two TMOs into just one.
- The Watling Garden website and the policies posted on that website are out of date, I have been given permission to update all those policies, bearing in mind that I shall not change any principle contained within the policy.
- The next Board meeting will be held on Tuesday 30th May

Kind Regards

Peter