

WATLING GARDENS TMO LIMITED

AGM Meeting

19th September 2018

7.30 – 9.30 pm

Minutes

Location: Community Hall (Block C)
Present: Sana Abbad, Catherine Dack (Manager) Geraldine Keady, Peter McCauley, Alan Milner (Chairman) Massimo Moro, Zara Newton, Ray Wells.
Apologies: Kieran Bradley, Anne Faherty, Judith Gayle.
Guests: Martin Bradley (GCN Auditors) Lia Colacicco (Brent Councillor)
Residents: Mrs Christopher, Mr. Hersi, Mr Leveridge, Ms Lord, Ms Shayler
Chaired by: Alan Milner (Chairman)
Recorded by: Peter McCauley

1	<p>The Chairman opened the meeting and thanked everyone for attending. The Chairman introduced the guests to the meeting.</p>
2	<p>Chairman's Report Alan gave the meeting an outline of proceeding that the TMO have managed since the last AGM, which included the following items; The recruitment of a new TMO Estate Manager, Catherine Dack, whom the Chairman had great pleasure in informing the meeting, of the considerable and significant work ethic, that Catherine had brought to the TMO, and is very appreciable of all Catherine has done for the TMO, in the very short time since taking on the position, at the end of March this year.</p> <p>Alan went on to explain, the ongoing issue with the TMO's Tree Work, and the unexpected increase in costs of the work, after Brent Council piggybacked the TMO's Tree Work. The issue is still being negotiated with Brent Council.</p> <p>Without reservation, Alan expressed his utter contempt for the contractor firm, Lawtech. He reeled of a whole catalogue of failed promises and assurances that Lawtech have reneged on over the year.</p> <p>Alan Thanked Zara Newton for her time and efforts, in transporting all of the plants from the Chelsea Flower Show to Watling Gardens, for our new Dementia Gardens. Alan indicated that there would be expected some plant die off in the transfer, but he gladly reported that this was not the case, and thanked Zara on behalf of all the residents on the estate.</p> <p>Some concerns were being muted across the estate from residents, about the cost of the new Dementia Gardens. As the plants were donated free of charge, the only cost to the TMO was the cost of tea & coffee supplied to all the volunteers who worked upon the installation of the gardens. Alan expressed his appreciation and gratitude to all the volunteers who done such a wonderful job.</p> <p>One of the TMO office staff, Barbara Bennett, has been instrumental in the setting up of a Resident's Sub Committee, for the express concept of capturing residents feeling of opinion and perspective of any TMO proposals or recommendations, that may affect the residents of the TMO.</p> <p>CCTV, an on-going issue with the company SCCI. The company was awarded the contract in the middle of February this year, and yet the work is still not complete 7 months later. A list of contractor and employee problems have been cited by SCCI. Catherine is tenaciously resolute in bring issue to a successful conclusion.</p>
3	<p>Presentation of the 2017/18 TMO Financial Audit Report, presented by Martin Bradley of GCN Auditors. Martin gave a synopsis of the TMO accounts by using and indicating figures on pages 17 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 2% this year, rising to 3% in 2019. Martin went on to explain the financial elements on page 8, of VAT and TAX payments and deductions. Martin gave the TMO accounts a clean bill of health indicating a Deficit in costs to the TMO of about £4,000 (in real terms excluding the one-off payment for balcony netting) for the year.</p>

	<p>A couple of questions were raised from the floor, regarding the 2017 Christmas Party & Fun Day, both questions were answered to the satisfaction of the meeting. The Chairman thanked Martin Bradley on his presentation to the meeting.</p> <p><u>Motion</u> That this WGTMO shall accept the Financial Report and retain the services of GCN Auditors. Mover: Massimo Moro – Seconder: Peter McCauley – carried.</p>
4	<p><u>AOB</u> The Chairman opened the meeting to questions from the floor.</p> <p>Q: Have the amount of cameras, originally contract to be installed, been installed? A: The work has not yet finished, but it is the firm intention of the TMO to ensure that the contract be met by SCCI.</p> <p>Q: Can SCCI be penalised for the poor standard of work and the delay to the installation of CCTV? A: The TMO will definitely be looking into that aspect of the contract.</p> <p>Q: Do will still have someone to enforce the parking on the estate? A: Parking enforcement is contracted to a company called Wings Parking.</p> <p>Q: Parking bays are not all the same size, which causes some parking issues from time to time? A: Highways England was the company who laid out the parking bays.</p> <p>Q: Why have the benches at the rear of the estate been removed? A: One bench was removed as a request from Social Services, and the other bench had to be removed as 3 of the 4 metal legs had completely rusted and rotted away.</p> <p>Councillor Lia Colacicco, informed the meeting, that she is willing to help or mediate in any way she can, with any issue that the residents are not happy with on the estate.</p> <p>As there were no further questions from the floor, the Chairman closed the meeting.</p>

Motion

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

Mover.....

Seconder.....

Date.....