

Watling Gardens TMO AGM

25th September 2019

Ray Wells the Chairman of the Watling Gardens TMO Board, opened the meeting and thanked everyone for attending, this Annual General Meeting for the residents of Watling Gardens & Claire Court. Whilst he acknowledged that, out of the 164 properties on the estate, only 8 residents made the effort to attend this meeting, he was grateful and hopeful that more may attend in the future.

The Chairman, explained that, as this is not a Board Meeting, but a meeting for the residents of Watling Gardens TMO, whom have authority and jurisdiction over the resolution and settlement of all determinations made here tonight.

The Chairman, also introduced Catherine Dack (Estate Manager) to the residents, who may be able to clearly answer any questions that may come from the floor.

Business on the Agenda:

The presentation of the audited financial accounts of the TMO:

The meeting was informed that the Watling Gardens TMO, have their accounts audited by an 'outside' company, GCN Auditing Limited. This is a legal requirement, to give a true and fair view of the financial affairs of the Watling Gardens TMO.

The accounting firm gave the TMO accounts 'a clean bill of health' and thanked our Finance Officer, for keeping the TMO accounts in such a high standards and good order.

Two 'big spends' (tree work & cctv installation) had been previously identified and budgeted for, within the TMO accounts. Setting these two known items aside, the TMO had a slight overspend for the 2018/19 financial year of about £5,500. The residents were provided with copies of the audited accounts, and asked if they had any questions.

Q: A resident queried the high figure on the Water Rates? (£885)

A: For some unknown reason, the water company did not draw down upon the direct debit, for the previous year, thus the Water Rates for the previous financial year were not paid.

Q: A resident asked if the Community Hall and offices, are being metered by a water meter?

A: The estate manager informed the meeting that they would contact the water company, to make the necessary arrangements.

Watling Gardens TMO

Motion

That this WGTMO shall accept the Financial Report and retain the services of GCN Auditors.

Mover: Peter McCauley – Seconder: Ray Wells – carried.

Election of Board Member:

The Chairman announced that six residents, have indicated their interest to join the Watling Gardens TMO Board.

MOTION: That this Watling Gardens AGM accepts and welcome the six resident nominations onto the Board of the TMO.

Mover: Peter McCauley – Seconder: Anne Faherty – carried.

Introduction of new Parking Permit Controls:

The Estate Manager, in co-operation with the Chairman, will be inviting the Wings Parking Company, to a meeting with the Watling Gardens TMO Board, to review and negotiate new parking controls across the estate. This will include a new type of Visitor's Parking Permit, and possibly new type of Parking Permit.

Any Other Business:

The Chairman called for any questions or concerns that the residents may have.

Q: The foyers of Blocks A & B have been made good, after the 'cladding work' yet the foyer of Block C has not been done, why?

A: This work, and other work, was supposed to have been done by the firm Lawtech, after the completion of the 'cladding work' The TMO are continually chasing up the company to try and get them to finish the agreed works.

Q: At the moment, someone is coming around all the flats, asking to make an inspection and take photographs. What is this all about?

A: All residents should have received a letter from Brent Council and the company, they have contracted to do the work. The actual work is a 'stock take' of Brent Council's property. All residents should have received an appointment to do the inspection, and anyone wishing to enter your property must have photo ID.

Motion

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

Mover.....

Seconder.....

Date.....