

WATLING GARDENS TMO LIMITED

TMO Meeting 28th August 2019 7.30 – 9.30 pm

Minutes

Location: Community Hall (Block C)
Present: Kefale Alemu, Paul Bennett, Kieran Bradley, Catherine Dack (Estate manager) Ryan Dolan, Judith Gayle, Peter McCauley, Theresa Shailer, Rashid Shalizi, Ray Wells (Chairman)
Apologies: Sacha Clarke, Anne Faherty, Massimo Moro, Zara Newton.
Guest(s)
Chaired by: Ray Wells (Chairman)
Recorded by: Peter McCauley

1	The Chairman opened the meeting and welcomed all attendees	
2	<u>Declaration of Interests</u> There were no Conflict of Interest declared by any member	
3	<u>Minutes of Last Board Meeting</u> That this TMO Board accepts the minutes of 31 st July 2019, as a true record. Mover: Ryan Dolan – Seconder: Kefale Alemu – carried.	
4	<u>Items of Business</u> Company Vehicle Parking: The rationale behind the higher parking charges, for a company vehicle, was explained to the meeting. The TMO Parking Policy was produced, to provide a parking scheme, that was equal and fair for all residents of Watling Gardens & Claire Court, and the vehicles they own. That a company vehicle would be occupying a parking space, depriving that parking space from a registered tenant's own vehicle. Introduction of new Visitor's Parking Permit: The meeting was informed that due to continued abuses of the Visitor's Parking Permit, that a new type of Visitor's Permit will be introduced next April. Until such time, the softly-softly approach, presently being used by Wings Parking Enforcement and the TMO will cease. Warning letters will be issued to resident's who breach the TMO Parking Policy, and if the abuse continues, their Visitor's Parking Permit will be withdrawn. (Motion) That this TMO Board asks the Estate manager to commence arrangements, for production of the new format Visitor Parking Permit. Mover: Peter McCauley – Seconder: Kefale Alemu – carried. Date for September AGM: 25 th September 2019. TMO Staff, Weekend Working: After a long and protracted discussion to try and resolve to an amicable and fair solution, the issue of Weekend Working on the estate. The meeting resolved to initiate a trial period of, Summer-On Winter-Off, Weekend Working, commencing 21 st September 2019 to 21 st March 2020. (Motion) That this TMO Board shall commence a trial of Summer-On Winter-Off, Weekend Working. Mover: Ryan Dolan – Seconder: Judith Gayle – carried. Borough of Culture: The meeting was informed that, Brent Borough of Culture will take place during 2020, and funds will be available for individuals and companies, to hold organised events to celebrate the culture of Brent. The second round of the bidding process closes on the 16 th September 2019. (Motion) That this TMO Board sets up a Borough of Culture Sub-Committee to over see the TMO bidding process, and the planning and arrangement for the organised event(s) provide by the TMO. Initial sub-committee members are, Kieran Bradley, Paul Bennett, Kefale Alemu, Theresa Shailer, Judith Gayle. Any support from other members is always welcome. Mover: Theresa Shailer – Seconder: Pau Bennett – carried.	
5	<u>Chairman's Report.</u> Nothing to Report	
6	<u>Manager's Report:</u> The following items were outlined in the Manager's Report. Rent Collection – Impact of Universal Credit – Lease agreement for old office – Continued ASB under the podium carpark – damage to CCTV cameras - Two quotations for securing the area under the podium carpark – Charity Status update – Placement of a skip outside C Block – MMA Agreement update – Dementia Café Tea Party, a great success. An additional sponsor for the Dementia Café, may be available – Resident I.T. classes to start from 3 rd September – Two voids, awaiting council decision.	

	<p>(Motion) That this TMO Board shall charge the State of Mind business £25 per week (£108.33 pcm) during the course of the new three month lease. Mover: Paul Bennett – Seconder: Kieran Bradley – carried. *Ryan Dolan registered his objection to the TMO charging the State of Mind business rent* Questions were raised about the serious security flaw of the “Free Wi-Fi” that was being provided by Hyperoptic. It was suggested that as anyone could use the wi-fi, without being registered, this can cause legal liabilities for the TMO. (estate manager to investigate)</p>	
7	<p><u>Treasurer’s Report:</u> The meeting was inform that a meeting had been held between the Estate Manager, the Auditor and the TMO Treasurer, earlier that day. The Auditor had explained that two big budget items (CCTV installation & Tree Work) had been identified and budgeted for in the 2018/19 budget, and as spending had also gone in line with expectations. He reported that, setting the big budget items aside, the TMO had come in just over £5,577 over budget. Whist amount this is still a detriment to the funds of the TMO, the continuous monitoring of the TMO accounts, and prudent responsibility of the TMO finances, can show further improvements which can and must be achieved.</p>	
8	<p><u>A.O.B</u> The continued problem, of residents trying to force rubbish down the ‘rubbish chutes’ that clearly will not fit, nor go down a chute that it has not been designed to take. Time and time again, residents continue to block the ‘rubbish chutes’ It has been proposed that a modification be fitted to the ‘rubbish chutes’ to prevent anything larger than a normal carrier bag, being placed into the chute. If the modification is damaged or broken due to large items being forced into the ‘rubbish chutes’ then that ‘rubbish chute’ will be closed off.</p>	
9	<p><u>The Next Meeting will be the AGM</u></p>	Wednesday 25th September 2019

Motion

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

Mover.....

Seconder.....

Date.....