

WATLING GARDENS TMO LIMITED

TMO Board Meeting

6th March 2019

7.30 – 9.30 pm

Minutes

Location: Community Hall (Block C)
Present: Kefale Alemu, Kieran Bradley, Sacha Clarke, Catherine Dack (Estate Manager)
Anne Faherty, Judith Gayle, Geraldine Keady, Peter McCauley, Ray Wells (Chairman)
Apologies: Massimo Moro, Zara Newton, Shalizi Rashid
Guest(s)
Chaired by: Ray Wells (Chairman)
Recorded by: Peter McCauley

1	The Chairman opened the meeting and welcomed all attendees. The Chairman apologised for any inconvenience caused by the postponement of last week's Board Meeting, due to circumstances beyond his control.	
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 30 th January 2019, as a true record. Mover: Anne Faherty – Seconder: Sacha Clarke – carried.	
4	Items of Business April Parking Charges review. (Motion) That this TMO Board authorises the increases to Parking Charges commencing 1 st April 2019. Mover: Kieran Bradley – Seconder: Geraldine Keady - carried	
5	<u>Chairman's Report</u> The annual National Federation of TMOs (NFTMO) is to be held in Brighton in June. Anyone wishing to attend should let the Chairman or Estate Manager know before the end of March.	
6	<u>Training Module</u> The second training module, covering the roles and responsibilities of a Board Member of a TMO.	
7	<u>Treasurer's Report.</u> Much of the report was in line with expected budgeted figures. Notable exception, the payment of 2018 Water Rates bill, an oversight of the water company.	
8	<u>Manager's Report</u> The KPI for the monthly Rent Collection was slightly down by about 0.05%, hopefully this will be corrected within the coming weeks. CCTV installation has finally finished, along with the removal of the wires between Blocks A,B and C The Keypad has been fitted to the doors at Claire Court, but it appears the ASB has moved to another part of Claire Court, notably the Podium. The Estate Manager to conduct a referendum of the Clair Court residents (1-19) to see if they will want a key pad fitted also. An open meeting, facilitating the Police, Resident and the Board, has been arranged for a Saturday or Sunday in April, concerning the ASB on the estate. As Residents have not been reporting ASB on the estate, either to the Police or to Brent Council, thus not identifying the estate as having an ASB 'Hot-Spot' problem. Residents must be encouraged to report their fears and concerns to Brent Council and/or the Police. The Estate Manager has received a commitment from Brent Council, to ensure a Warden Patrol, in and around the estate for a two-week period, to witness and record ASB. This will be linked-into with other agencies. A Board Member gave an account of being confronted by youths, in the vicinity of his home, and the feeling of fear he felt from these hooded individuals. The Estate Manager reported that a resident would like to hire the Community Hall for evening education lessons for children. The resident would like to receive a preferential rate until such time as the lessons would become established. (Motion) That this TMO Board authorises the reduced hall hire rate of £10ph, for a period of two months, at which time a further review may be considered. To enable the establishment of evening lessons for children. Mover: Kieran Bradley – Seconder: Anne Faherty – carried. The Estate manager informed the meeting, that Brent Council will be upgrading all the I.T. equipment in the TMO Office, in the coming weeks.	
9	<u>Any Other Business</u>	

