

WATLING GARDENS TMO LIMITED

TMO Board Meeting

27th March 2019

7.30 – 9.30 pm

Minutes

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

1	The Chairman opened the meeting and welcomed all attendees, and introduced Dave Oldroyd	
2	Dave Oldroyd outlined the service he would provide as a Fund Bid Writer on behalf for the TMO. It is his intention to try and secure possible funding, for a range of proposed TMO objectives for the estate, that becomes may available. One recommendation that Dave Oldroyd gave to the Board for their serious consideration, was for the TMO to become a charitable incorporated organisation (C.I.O)	
3	<u>Declaration of Interests</u> There were no Conflict of Interest declared by any member	
4	<u>Minutes of Last Board Meeting</u> That this TMO Board accepts the minutes of 6 th March 2019, as a true record. Mover: Anne Faherty – Seconder: Geraldine Keady – carried.	
5	<u>Items Of Business</u> TMO Cheque Signatories; a request for members to become cheque signatories to increase the reserve of available cheque signatories that the TMO can call upon. <u>(Motion)</u> That this TMO Board accepts the following Board Members as TMO Cheque signatories, Sacha Clarke, Massimo Moro, Ray Wells. Mover: Peter McCauley – Seconder: Zara Newton – carried. Designated Motorcycle Parking Area; the Board designated this area outside Block C <u>(Motion)</u> That this TMO Board accepts the proposal of the location of the Designated Motorcycle Parking Area outside Block C. Mover: Ray Wells – Seconder: Massimo Moro – carried.	
6	<u>Chairman's Report</u> The Chairman reported upon a meeting with the Fire Brigade Safety Officer. The recommendations of the outcome of the meeting, will be circulated to all residents.	
7	<u>Manager's Report</u> A recommendation from a meeting, held between the Estate Manager and the Chairman, was to recommend to the Board that, week-end work shall cease. The relevant staff have been approached and informed of this proposal. <u>(Motion)</u> That this TMO Board accepts the recommendation to stop week-end working on the estate. Mover: Judith Gayle – Seconder: Anne Faherty – carried. The Key Performance Indicators (K.P.I) on rent are slightly down again, due to the impact of the ongoing change over to Universal Credit for some residents. Brent Council and the TMO will be making greater awareness, that rents must be paid a week in advance, and that the TMO offers informational support, about rent payments to residents. Residents of 22 – 30 Claire Court have noticed an improved reduction of ASB, since the fitment of the entry keypad. Residents of 1 – 21 Claire Court are being polled at the moment, to see if they also wish to have an entry keypad fitted. Interview for a Dementia Café Co-Ordinator to be held this week. A meeting has been arranged for the residents to meet with the Police, regarding ASB, for Sunday 14 th April at 2pm, in the community hall. MMA document receiving last minute tweaks in preparation for completion and signing. The Annual TMO Financial Audit will be taking place over the coming weeks.	
8	<u>Treasurer's Report</u> The February Financial Report was presented to the Board, for their consideration, which showed spending pretty much in line with expectations.	

	The 2019/20 Draft Budget was presented to the Board. (Motion) That this TMO Board accepts the 2019/20 Budget proposal Mover: Massimo Moro – Seconder: Ray wells – carried	
9	A.O.B A Resident's insurance claim has been settled. Reports of water leaks from outside of residents properties in Block C. Some speculation as to whom is responsible for this repair, estate manager to investigate. It was the consensus of the meeting that the Estate Manager, will make inquiries into the application Charitable Incorporation Organisation status, for the TMO	
10	Next Board Meeting Wednesday 24th April 2019	

Motion

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

Mover.....

Seconder.....

Date.....