

WATLING GARDENS TMO
(On-line)
BOARD MEETING
6th May 2020
3 pm

Minutes

Location: (On-line)
 Present: Kefale Alemu, Kieran Bradley, Catherine Dack (Estate Manager) Ryan Dolan, Anne Faherty, Judith Gayle, Peter McCauley, Zara Newton, Theresa Shailer, Ray Wells (Chairman)
 Apologies:
 Guest(s)
 Chaired by: Ray Wells
 Recorded by: Peter McCauley

1	The Chairman opened the on-line meeting and welcomed all attendees	
2	<u>Declaration of Interests</u> There were no Conflict of Interest declared by any member	
3	<u>Watling Gardens Development Plans</u> A question was raised: 'Does the TMO Board agree with the plans being proposed by the Development Planners, or, do we as a Board have (any) substantial objections against these proposals?' After some discussion, the consensus of the meeting felt, that the members of the Development Planning Sub-Committee, shall hold a meeting to fully discuss the planned proposals, and make a determination as to the direction and involvement of the TMO Board, upon the Development Planners Designs. The Sub-Committee members are: Kieran Bradley, Sacha Clarke, Ryan Dolan, Zara Newton, Theresa Shailer, Ray Wells. Zara Newton will act as Chair of the sub-committee, and arrange and call a meeting of the sub-committee, before the next Developers Meeting.	Zara to arrange sub-committee meeting
4	<u>Charity Name</u> The previous application for charity status has been declined. A new application will be made, and a name for the charity has to be included with the application. Several names were considered by the Board. The consensus of the meeting was to use the name; Dynamic Community In Action. The name to be checked, to find out if it is already being used or not.	
5	<u>Conflict with Employee's Handbook and MMA.</u> The Estate Manager brought to the Board's attention, a possible conflict between the MMA and the Employees Handbook, regarding Grievance and Discipline. This item to be deferred to the next meeting. In the meantime, the Estate Manager to provided Board Members with hard copies of the Employees Handbook, and the relevant part of the MMA. To enable an informed decision to be arrived at the next Board Meeting.	Deferred to next meeting
6	<u>Management of Staff, in these present times (Covid-19):</u> The Estate Manager outlined the roles and responsibilities of each of the staff members, during these exceptional times. A lot of activities have been curtailed due to the non-essential nature of the work, or are constricted by the Covid-19 regulations. Questions asked: How is the moral of the staff? - Are the grounds maintenance being carried out? – An area of grass was cut but not all areas of grass? – Are staff holidays still being honoured? The Estate Manager answered these questions, and further questions about the hygiene and the tidiness of the estate, noting that people are leaving rubbish outside there flats and spitting in the lifts.	A thank you letter, from the Board, to be sent to all staff.
7	<u>Decision Making:</u> The Estate Manager ensured the Board, that any decisions arrived at during the regular Chair & Manager Meetings, that the Board would be fully informed, either by email or in the Chair or Manager's Reports made at a Board Meeting. A question raised, of holding regular Board Meetings (on-line) on the last Wednesday of the month or holding 'as-required' Board Meetings. The consensus of the meeting, to hold monthly Board Meetings (on-line) Next Meeting Date: 27/05/20.	
8	<u>Finance Report:</u> The meeting had previously been emailed the proposed Budget for 2020/21. As expected, the Budget will rely heavily upon the financial reserves of the TMO. The meeting was informed about some additional income the TMO received during 2019/20, from elections, filming on the estate and rent from the old office. The Chairman proposed that the TMO Board would wait to hold a 'members present' meeting, to discuss this issue properly, after the Covid-19 lockdown has ended. The consensus of the meeting, agreed with the Chairman.	
9	<u>Any Other Business:</u> The Cycle Storage beside C-Block, is now being used as a climbing frame, by the children on the estate. A letter is being circulated on the estate about Noise Nuisance.	

Post Meeting Note: The following dates have been booked for the next on-line Board Meetings.
 May 27th – June 24th – July 29th – August 26th Many thanks to Ryan Dolan for his help and assistance.