

WATLING GARDENS TMO  
(On-line)  
BOARD MEETING  
Thursday 5<sup>th</sup> November 2020  
6:30 pm

**Minutes**

Location: (On-line)  
Present: Kefale Alemu, Rondell Benjamin, Kieran Bradley, Sacha Clarke, Catherine Dack (Estate Manager) Aly Elkerm, Judith Gayle, Geraldine Keady, Peter McCauley, Zara Newton (Chairman), Alex Perez, Vincent Shailer.

Apologies:  
Guest(s)  
Chaired by: Zara Newton (Chairman),  
Recorded by: Peter McCauley

1	The Chairman opened the meeting and welcomed all attendees	
2	<b>Declaration of Interests:</b> There were no Conflict of Interest declared by any member	
3	<b>Election of Board Officers:</b> <b>Chairman:</b> Proposed: Vincent Shailer – Mover: Zara Newton - Seconder: Sacha Clarke – carried. <b>Vice-Chair:</b> proposed Zara Newton – Mover: Geraldine Keady - Seconder: Kefale Alemu – carried. <b>Secretary:</b> Proposed: Peter McCauley Mover: Geraldine Keady – Seconder: Rondell Benjamin – carried. <b>Treasurer:</b> Proposed Peter McCauley – Mover Vincent Shailer - Seconder Alex Perez – carried.	
4	<b>Minutes of last Meeting:</b> That this TMO Board accepts the minutes of 7 <sup>th</sup> October 2020, as a true record. Mover:– Sacha Clarke - Seconder: Vincent Shailer – carried.	
5	<b>Items of Business:</b> <b>Second Stage of TMO Parking Appeals:</b> - The consensus of the meeting, is for the TMO to continue being part of the Appeals Process, but with a view to limit any conflict of interest between Board Members and resident when dealing with the process. <b>Charity Trustee Membership:</b> Members were in favour of joining as trustees. <b>Wing Parking Site Instruction:</b> It was agreed that the Site Instructions and the TMO Parking Policy would be sent out to all Board Members, for comment and instruction.	
6	<b>Chairman’s Report:</b> The Chairman informed the Board about meeting(s) held with the Estate Manager, since the last Board Meeting. One concern raised, by residents, was the pricing of the dedicated secure parking bay. After much discussion, the following motion was put forward. <b>(Motion)</b> That this TMO Board shall also allow monthly payments towards the cost of the dedicated secure parking bay, with the proviso that any missed payments will mean forfeiture of the dedicated secure parking bay Mover: Sacha Clarke – Seconder: Vincent Shailer – carried.	
7	<b>Manager’s Report:</b> The Manager’s Report, as contained in the meeting pack raised no questions. Additional to the written report, the Estate Manager brought to the attention of the meeting the following matters; An on-line ‘Regen’ meeting has been arranged for Thursday 12 <sup>th</sup> November 2020 at 6pm, with the Teams app. Further work to be carried out on the gate and fence to the secure parking area. The De-café held their Christmas Party, on the 4 <sup>th</sup> November. The iPads are for use for elderly resident wishing to ‘facetime’ their relatives and friends during ‘lock down’ Also, residents may use the iPads to help process any on-line benefits or other matters they may need. A new method of dealing with the leaf fall and grass cutting’s collections. At present the composting site had to be cleared, at a cost of £700, as it is attracting rats. Moving the composting site, will just be moving the infestation problem to another area on the estate. There are two possible options, the Board may wish to consider. Transporting the material to a refuse site to dispose of, or signing up to Brent Council’s Garden Waste scheme. A tree has fallen down at the back of Block C, and has smashed the boundary fence. The tree has been cut up, but not taken away. The fence is yet to be repaired. The cost of this work is expected to be about £4,000.	
8	<b>Treasure’s Report:</b> Nothing to report.	
9	<b>Any Other Business:</b> Q: who owns the satellite dish on the top of Block C? A: Still trying to find out that information. Q: Why are Brent Council charging Leaseholders for CCTV on their Service Charge Statement?	

	A: Awaiting a reply from Brent Council regarding this matter.	
	Next On-Line Board Meeting – Wednesday 25 <sup>th</sup> November 2020.	

Motion

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

Mover.....

Seconder.....

Date.....