

WATLING GARDENS TMO
(On-Line)
BOARD MEETING
7th October 2020
7.30 – 9.30 pm

Minutes

Location: On-Line Meeting
Present: Kefale Alemu, Sacha Clarke, Catherine Dack (Estate Manager) Judith Gayle, Geraldine Keady, Peter McCauley, Zara Newton (Chairman)
Apologies: Anne Faherty
Guest(s): 5 Residents of the TMO
Chaired by: Zara Newton
Recorded by: Peter McCauley

1	<i>(Meeting reconvened from last week's postponed meeting)</i>	
	<p>The Chairman opened the meeting and welcomed all attendees. The Chairman informed the meeting, that due to the government's Covid Restrictions, that it will be impossible to hold the TMO AGM this year. And as such, the TMO Board will act for, and on behalf of the TMO AGM, and will accept the auditors financial report, will accept the nominations of 4 residents to become full members of the TMO Board, and shall retain the present firm of auditors. The Chairman's decision received the unanimous support of all members present.</p>	
2	Declaration of Interests: There were no Conflict of Interest declared by any member	
3	Minutes of the last Board Meeting: That this TMO Board accepts the minutes of the 26 th August and 9 th September as a true record. Mover: Geraldine Keady – Seconder: Sacha Clarke – carried.	
4	<p>Chairman's Report: The Chairman brought the meeting up to date on the latest with the Regeneration Development. Decanting; temporary letting of the emptied properties, prior to demolition, will be Brent Council's responsibility. Half of the National Lottery funding has been spent. The remaining amount has to be spent within six months. iPads have been purchased to enable/help residents to update/manage their Universal Credit, and other benefit support packages. Q: Will the TMO be responsible for the management of the new build? A: Yes. The meeting agreed that a strong Board was very important, in the expectations of running a good business model, and provisions for the residents across the estate.</p>	
5	<p>Manager's Report: The manager's report was based upon the written report supplied to Board Members. Matters arising from the written report; The Covid Restrictions are having an adverse effect on the rent collections figures across the estate. The fencing work has not yet been completed, as the incorrect sizing was used in the fabrication of the fence and gates. 8 residents have applied for the secure parking. Wing Parking will continue with the parking enforcement on the estate. Board to decide if it wishes to still be part of the Parking Appeal Process? Special keys for the fire brigade to be able to use on the water conduit system. Manager complained about residents who were provided, in good faith, tables and chairs for their outside function, that the chairs and tables were left out in the rain, and not put away, and they did not collect/pick up, and properly dispose of their rubbish. The Chairman expressed her thanks to the Estate Manager, for all her hard work in the raising of charitable funding. These sentiments were fully endorsed by all member present at the meeting. Well done Catherine.</p>	
6	Treasure's Report: Nothing to report	
7	<p>Any Other Business: There has been a notable increase of residents Fly Tipping on the estate. Flyer to be sent out to all residents explaining what the Board has done on their behalf, as there is no AGM this year. Next meeting date – Thursday 5th November 2020 (Zoom on-line meeting) 6.30pm Next meeting - the election of TMO officers will be conducted, i.e. Chair – Secretary – Treasurer. (Apologies from the minute taker for any missed items, as the meeting audio kept dropping out on me)</p>	

Motion

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

Mover.....

Secunder.....

Date.....