

(DRAFT) MINUTES OF GOULDEN HOUSE GENERAL MEETING

(Reconvened from 24th Jan)

Wednesday 31 January 2018

7pm in the Community Room, Entrance B, Goulden House

Members present	Non-members present	Apologies
K Dylewska (Chair) KD R Hickie (Treasurer) RH A Kirilov (Committee member) AK M Krum (Committee member) MK M Hadjih (Committee member) MH M Vater (Committee member) MV E Kirilov EK M Martin MM G V Bryan GVB A Twaddel AT K Boakye KB C Fitzpatrick CF C Flannery CFL L Davis LD S Rubidge SR C Gomes CG S Azarpour SA L Siroy LS W Sakyi WS S Marsh SM	C Rowe CR F Kamara (WBC) FK	J Memmler JM B Lai BL

AGENDA:

1. Minutes of last meeting

Meeting held on 29th Nov 2017, minutes approved as a true and accurate record with no corrections. Proposed by RH, seconded by MK.

2. Matters arising

1. Wandsworth Council have sent letters to the office regarding the fire doors. The letter has also been attached to the service charge invoice.
ACTION: check if there is another letter in the office from WBC that is waiting to be distributed.
2. Removal of the compost bins: LD has asked if their removal has been supported by other residents. LD asked if they can be recovered and offered to look after them. CR has reported that he photographed the compost bins. They were not being maintained at all, overflowing with rubbish and only used by vermin. They compost bins were monitored for the last 6 months and it was noted that nobody was looking after them.

As they were misused, the Management Committee decided to give them to someone who will maintain them.

New manager should be revisiting this issue.

3. An email which has been circulating around the estate implying that the Committee is not working in the interest of the block and its residents has been forwarded to the office. *The email has been read.* The Committee has declared that it has the best interests at heart working in the block and this kind of campaign against the Committee is disheartening. The Committee welcomes an independent inspection into its works by the FCA which would be fully supported and respected. These kind of emails or letters could discourage people from coming to the meeting as it creates a division in the community.

NOTE: another letter has been passed to the committee by one of the residents during the discussion (attached).

4. MK asked if someone could read the letter from one of the Committee Members not present, Bart Lai, regarding the proposed rule change. (Actioned letter in the meeting).

3. Budget update

We have currently an underspent of around £17,000 on block repairs and maintenance. This is not unusual as there are a number works scheduled to take place by the end of the financial year.

We have also a surplus under staffing costs which is expected to remain at around 10%.

We are within the budget under the tenant costs.

A draft budget for 18/19 will be reported in due course.

The next scheduled work is for the estate lighting to be changed to LED lights with emergency lighting all over the estate. We have already acquired the prices for the individual units and are in the process of getting the quotes on fitting. There is total of 356 lights. We have left this work for the last quarter as initially WBC told us that the roof fans were to be refurbished this year and we wanted to ensure leaseholders were not put in financial difficulty by having the additional cost on top of the service charge. WBC have now confirmed that the roof fan works will not take place this financial year.

4. Staffing update

We have made an offer to a new manager. He has 35+ years of experience in housing, management and is a qualified surveyor which will assist us with our ongoing maintenance programmes.

We are expecting our long standing caretaker to give notice of retirement shortly and have begun researching our options moving forward.

We have had issues with recruiting permanent caretaking staff and alongside traditional recruitment, we held an open day to attract more people however attracting appropriate candidates is proving difficult.

The new manager will take this on.

No other changes.

5. Goulden House rules (intention to amend Rules 33, 34, 36)

The current rules haven't been fully revisited since they were written.

Any proposed changes will need to be approved by our regulator, the FCA, who will make a final decision.

The rules are our safeguard and we have been assured that WBC has no objections to the proposed changes.

Bart Lai's letter was read.

Chair noted that BL is including a proposed change that has been removed.

Chair also noted that BL, as a Committee member, voted on the rule changes at the Committee meeting and should stand by the decision made by the Committee as a whole.

Members discussed the proposed changes and the felt that the members need more time before making a decision to ensure people are not voting on something that they do not fully understand.

It was therefore decided that the vote should be deferred to the next meeting.

FK suggested sending out the proposed changes with the next meeting's agenda.

Decision: voting deferred.

Action: to put the proposed rules on the website and in the office.

6. AOB

Change the meeting days: Mon, Tue, Wed, etc.

Meeting closed at 8.20pm.