

Minutes of Annual General Meeting

Monday 22nd July 2019 at 7:00pm

Community Room, Entrance B, Goulden House

Attendees:

Lydia Godsave – LG

Lucy Godsave –LuG

Rocco Tartaro - Committee member (Proxy for Mr Luongo)

Sunny Azarpour – SA (Committee member)

JSThom - JST

C.R. Rowe - CR

Gem Bryan - GB (Committee member)

M.Vater – MV

Paul Appleford – PA

R.Hickie – RH (Committee member) -

L.Davis – LD

C.Fitzpatrick – CF

F.Raja – FR

Lou Siroy – LS

R.Green – RG (Committee member)

A.Kirilov - AK (Committee member)

N.Koshnitsky – NK (Committee member)

S.Rubidge - SR

Clemonia (?) Garcia – CG

Sasha Savich – SS (Committee member)

Michael Walsh – MW (Committee member)

Lester Bibby - LB

Annie Gleeson – Manager

Foday Kamara – WBC RPO

Apologies: Email received from SR to say she may be late but is definitely attending.

NB: Quorum of 15 members was achieved.

1 & 2: Minutes of the last AGM (31.07.18) & matters arising:

MW goes through the minutes of the last AGM in July of last year. A resident would like to know what MB is referring to on P.3, Para.11, regarding the “allocated funds from WBC”? He is referring to ‘cyclical decorations’. On P.4, 2nd paragraph, RH was referring to “Block maintenance” at the end of that paragraph so take out the words “the works” & replace with “block maintenance”. Questions arose regarding the “Certificate of Safety Standards” referred to on P.4, para.8, which LD and other residents were asking about? MW informs everyone that they can rest assured that *all* proper safety documents, sufficient insurance liabilities, etc. must be provided to the manager *before* any contractor is allowed to do *any* work in GH.

Minutes approved and signed off: proposed by JST & seconded by SR.

3. Approval of Audited Accounts 2018/19:

SS takes everyone through the 2018/19 accounts. A 10% provision made in the budget for emergencies. A resident, CR, states that he can't make a decision on the current a/c shown in the papers as he needs time to go through them. Any resident can go to the Co-op office and ask to see the accounts if they so wish. **All in favour of approving the accounts presented.**

4. Re-appointment of auditors:

SS tell the meeting that we need to re-appoint our present auditors for this new financial year 2019/20 but will be looking to change next year as we will be looking for savings to be made wherever possible. **All in favour of re-appointing our present auditors, none against.**

5. Building Improvements:

MW informs the meeting about having spoken to WBC regarding the 'gardens' on the 4th floor. SS interjects & informs everyone that this enquiry is not something which the Committee has anything to do with, and that MW did not get the Committee's approval before he spoke to WBC. SA also states that whatever MW reports on about this, is in his capacity as a 'resident' and not in his capacity as a 'committee member' as the Committee were not consulted on this *before* he approached the council. MW continues to inform the meeting that he has spoken briefly to WBC at this stage and, wants to organise a meeting for people to go and find out more about this. He will organise a meeting and send emails to all who are interested to find out more.

MW – no cyclical decorations for many years so the block is looking sad, especially the three entrance halls, so how would people feel about paying a bit more in their service charges so that some sort of decoration can be done? Some people are in favour, some state it would be difficult for them.

Action: The meeting asks our manager, AG, to look into costs of decorating the 3 entrance halls?

6. Maintenance update:

AG tells everyone about the extensive amount of work which has been done over the last 6 months to bring all the urgent issues across the whole block up to date. Occupancy checks were started over a month ago and are ongoing at

this stage. Stair nosings (strips) have been replaced wherever they were needed. Store shed policy needs to be reviewed as some people who move out of the block do not relinquish their store sheds, so this needs to be looked into carefully. New parking permits will be issued to people who've received PCN's in the last month or so and AG is hoping that WBC can delay in the decisions on appeals of PCN's until August. AG will communicate with WBC.

7. Staffing Update:

AG tells the meeting about the new Caretaker, RB, who will be taking over from Woody who is leaving at the end of the year. AG states that she feels the present cleaners are doing well, but we will be recruiting two permanent cleaners in the next few weeks. We are also looking into a new staffing structure, combining the role of HSO & book keeper as we no longer have a HSO in the office. In the interim we will be using agency staff to help out in the office with the daily admin work. LD states that she is concerned that we have been given a red flag, no assurance, by WBC auditors? MW states that much of the red flag assurance was due to having unsuitable staff for half the year, and we are hoping the red flag will change into an amber flag in a couple months when auditors will be back to check we're still on the right track.

8. Election Management Committee Members:

SA states that there are 12 committee members at present but we have space for 15 members. A third of present committee members need to resign tonight but can be re-elected. So, the four people standing down are BL, RT, GB, and SS. SA received nomination forms from 11 people, and only one person is a *new* committee member (LB). All members were automatically re-elected, including the new member. **All agreed with a show of hands.**

9. AOB:

9.1 Planned tree surgery: SS asks AG to please ask the council to do as their 'signs and notices' say. In previous years, the council have put notices up telling people 'Not To Park' in the areas they are doing tree surgery or other works there etc, but often there would be nobody working in the areas. AG will keep an eye on this when they start.

SR states that there is a big tree in the inner green, growing in all directions and blocking her light. Please can AG ask them if they can prune some of the tree? AG will speak to the contractors when they are on site.

JST states that people with dogs are allowing their pets to foul the inner green which is very offensive! AG says that she will send out letters about issues like this and BBQ's, and other issues periodically so people don't forget.

SA asked AG about the 'film' night on the inner green? AG says that she is waiting to hear about the essentials like the electrics, monitor, etc before she can say for sure it's going ahead. She will, of course, let everyone know about this and other GH community events once they are definitely happening, H&S must be the first consideration.

Meeting ends: 9:15 pm