

Minutes of General Meeting

Tuesday 18th February 2020 at 7:30pm
Community Room, Entrance B, Goulden House

Attendees:

Vince
J Gibbs – JG
J Alipour - JA
MA Alipour - MAA
Rocco Tartaro - RT (Committee member by Proxy for Mr M. Luongo)
Sunny Azarpour – SA (**Secretary**, Committee member)
R.Hickie
C.Fitzpatrick - CF
E & A Fahey - EF
Paul Appleford – PA
D. Floode - DF
J. Memmler – JM (Committee member)
S. Cohen – SC
C. Rees
S. Rubidge - SR
P. Twaddell
E.Kirilov - EK
C. Flanney - CF
R. Bicknell - RB
F. Mellor
Sasha Savich – SS (**Chair**, Committee member)
R. Greene – RG (**Treasurer**, Committee member)
Lester Bibby – LB (Committee member)
Marie Krum – MK (Co Secretary, Committee member)
Annie Gleeson – Estate Manager

NB: Quorum of 15 members was achieved so the meeting went ahead as scheduled.

Note: Before the agenda commenced, members of the Management Committee who were in attendance introduced themselves to the meeting.

1. Apologies: Received from F. Kamara (RPO) and M. Byrne both from WBC. Apologies also received from NK and MW both committee members.

2. Minutes of the last General Meeting (19th November 2019) and matters arising:

SS read through the previous minutes and there being no matters arising, the Minutes were agreed by all, proposed by MK and seconded by JM.

3. Presentation and approval of 2020/21 budget (budget spreadsheet circulated):

SS introduced RG as the new Treasurer who took everyone through the budget for the new financial year starting in April. SS explained that it is quite a heavy

budget as a lot of work will be done in the block in the next few years. There

will probably be no deficit next year, at the moment it's about 32K. The sooner we address all the maintenance issues the better. We budgeted for a deficit of 32K but as office staff have done well in saving us money, we'll probably break even this year 2019/20. Budget approved and agreed, proposed by J.Gibbs and seconded by C.Reese.

4. Maintenance and Major Works updates (5 Year Plan document circulated):

The estate manager AG explains about roof issues which will probably be a Major Works and S.20 Consultation in the next 5 years. Lifts and extractor fans major works consultation via WBC in the next year, and then the replacement of the intercom system is absolutely necessary as the whole system is obsolete so can not get parts to repair it any more. WBC will be using the Emergency Repair Fund (ERF) which means this MW will be done in approx. two years time work as opposed to five years which is good news. Situation with previous contractor, Simian, is explained in full including a false allegation of fraud & our response. Simian knows the system better than anyone so it makes sense to allow him to work on this. He has agreed to undertake some repair work, wherever possible, and a maintenance contract until the system is replaced in a couple year's time. Most repair work will be done in Block B as C is now working and A will be working in the next couple weeks. More importantly he will be charging £2000 for the initial repair & wiring work as opposed to £900 a day which is what recent intercom contractors were charging and they could not fix any part of it! He is willing to work late so he can communicate with residents if need be when they come home from work.

The final lot of major works for 2025/26 is the redecoration of the 3 entrance halls once everything else is done if deemed necessary at the time. The roof is urgent and must be repaired in the hope of avoiding a m.works which WBC have suggested would be the worst case scenario! Trace & access will be done via residents' flats. In the interim we are having the roof inspected monthly in an effort to identify major issues before they occur. Roof has not been maintained since 2007.

Re: CCTV - more cameras are needed and are vital in keeping malicious damage to a minimum. Police are investigating the recent incident where 15 panes of glass were smashed on the 4th floor which cameras would have ID'd the persons responsible. Provision made in the present budget of 8500K. SS advised that it will probably be more than this, and asked if everyone agrees for 'no savings' to be made in next service charges so that we can get more CCTV cameras? **All Agree with 23 shows of hands.**

Re: Lighting - AG advised we are not compliant with our electrics as WBC also advises the same but the 28000K needed to be spent in order for necessary work to be done so that we are compliant is too much to spend in the 20/21 budget. AG advised that she will have to inform our insurers, we have phased the costs at £6000 p.a. which would take quite a long time to complete. SS advises we can increase the costs to £9000 p.a. over 3 years and include this amount in the budget and start getting quotes, which would probably be a major works.

Action: AG will be asking WBC about this to find out what they feel about the amount.

Vote taken to increase the budget. All agreed.

In the interim we will get a 'condition report' first and AG will let WBC know about the report.

Re: 4th Floor walkway - Some residents had asked about this and the possibility of enclosing the walkway or getting better floor covering? We can't possibly do this before 5 years as there are too many more urgent issues which have to be undertaken. Some say lots of damp going into residents' flats from the walkway when we get heavy rain. Discussion put over to the next GM. All agreed.

Re: Balconies - deferred to the next GM.

Re: Decorations of entrance halls - deferred to the next GM. Resident would like residents to choose the colour (no neon lights please!)

- **A resident asks if the idea of individual vents being installed in each resident's home has been abandoned? No. AG advises that's why S.20 Consultation is done with Major Works.**

5. Staffing:

AG advised the new staffing structure saying that with the new finance officer starting soon we will have 3.5 days covered in the office, so there should be no problems that we don't have an admin person for 5 days. In any event CCTV is more important than having more admin staff.

6. AOB:

Football pen issue with dangerous paving slab, SS suggests for the resident to take a photo of the slab and send it to the office.

Industrial tribunal case - AG advised the meeting of such a case at GH, and circumstances around GH's responsibility to residents and staff, adhering to confidentiality and GDPR at all times (no identity or circumstances revealed)

7. Date of next General Meeting:

All agreed to 19th May at 7:30pm

Meeting ends: **9:30pm**