Minutes of Management Committee - Wednesday 19th November 2014

Present

Henry Hall, Eunice Nunes dos Santos, Neil Davies, Elizabeth Arimoro, Kathleen Hirrell, Oliver Quantick, Suzi Lai and Emmanuel Jegede

Apologies

Iggy Adu-Bosompen

In attendance

Councillor Alison Kelly, Kim Thompson (LBC) and Chris Nsiah,

Item	Report	Action
Correspondence	Councilor Alison Kelly has confirmed that the TMO does not have to hold £100.000 (One hundred thousand pounds) in an account for pension purposes. The Committee can organize a social event for tenants and the rest of the money can be used for improvements on the estate Mr. John Ball, the auditor, to be informed about the misinformation provided to the Committee.	**Committee** **Chris**
Elections of the committee	Kim conducted the elections of the committee and the results were as follows: Henry Hall was unanimously elected Chair of the Committee	

	Neil Davies was unanimously elected Treasurer of the Committee Eunice Nunes dos Santos was unanimously nominated secretary of the Committee	
Items outstanding from previous meeting	Minutes from 15th October /2014 reported as accurate. The Committee has agreed that QCCA (Queen's Crescent Community Association can use the football pitch as requested. However, the lighting work necessary for its use when it is dark, will amount to £1,337.08 (One thousand, three hundred thirty seven pounds and eight pence). Committee is waiting for other quotes to make a decision on next meeting. Premier: Chris has contacted Abbey Legal and has been advised to wait until summons is served. No action will be taken until then. The case has been lodged and given a reference number.	**Chris Committee**
• **Estate Improvements**	Kim has explained procedures regarding repair or replacement of roofs. Chris to prepare a report to be sent to Camden. Two quotes for the repair of the Harmood alley gates were presented. One to the value of	**Chris**

	£1,250.00 and another to the value of £1,040.00. The Committee has voted unanimously to accept the lower quote of £1,040.00 (One thousand, forty pounds) by MDP Communication Services. Neil has requested that a trial painting be done on the fencing in the children's play area using different colours than black. Neil has quotes for the security systems linked to the websites. Committee asked to hold on to the element of looking to the cameras until we look into the quotes.	**Committee** **Maintenance and Repairs Sub-Committee**
Office Report: • **Voids** • **ASB** • **Complaints** • **TMO's Staff** • **Repairs** • **Decorations Allowance**	13 Rugmere and 3 Beauvale: Both properties have been accepted and prospective tenants waiting to move in ASB 26: Still being monitored. Kim has informed that the noise machine is being organized. No complaints No member's inquiries Gary, the caretaker is on leave. Fifty repairs in the period, no repair outstanding and a very positive feedback from tenants The Committee has voted unanimously that decoration allowances from the TMO should	

	match the Council allowances.	
• **Budget**	Budget is on surplus. Amendment on last page: where it reads -1 and 1 it should read 0 and 0. The Sage report and the Office Budget report should be looked into for accuracy of terms	**Chris and the Employment sub-Committee**
AOBs	Issues of the satellite dishes to be investigated. People parking overnight by the entrance to Harmood House. Chris has requested for registration of cars to be noted so it can be investigated. Suggestions for sculptures to be placed on the estate for environmental appeal.	**Chris** **Chris** **Committee**
Outstanding issues:	Votes to elect Vice-Chair and sub-committee's members Government grants available to boost connection of Wi-Fi and broadband. Application form to be filled. Kim will get further details. Training to be scheduled after AGM to cater for the training needs of existing and new Committee members.	**Committee** **Chris** **Kim** **Chris**

Outstanding issues:	Committee to have a proposal ready to present to DMC requesting some funding towards spring cleaning the estate Vouchers to the value of £610.00 (six hundred and ten pounds) to be spent on social activities on the estate. A general outline of the caretaker's and cleaner's duties is available in the office.	**Committee** **Chris**

Signed: _____
Eunice N dos Santos – Secretary

Signed:_____
Henry Hall – Chair

On 11th December 2014