

Haddonhall Residents Tenant Management Organisation
Minutes of Board Meeting
Date 14th September 2010

Present	George, Flo, Ebenezer, Martin, Sue, Maureen, Patrick, Poddy (Local Cllr)	
1. Apologies	Doris, Leone Stanley (Monitoring Officer	
Agenda item	Decision	Action by
2. Minutes	The minutes of the meeting held in August was discussed and agreed by members	All
3. Matters arising	<p>Martin informed members that the tree maintenance works by Microbee Ltd was due to commence on 14th September 2010. Martin also confirmed that the works were mainly to do with the removal of all the trees growing in the raised flower beds and a couple which are posing a health and safety hazard on the estate as well as the pruning of some of the trees.</p> <p>Martin also informed members that the regeneration works at Rothsay Street had commenced but from the project time table the works at Haddonhall end of the road were not due to start until sometime in early January.</p> <p>Martin updated members on the installation of the bike racks and advised members that there had been a few concerns raised by some of the residents from the Jam Factory development about the racks being too closed to the estate wall which could be used by non-residents to access their development. Martin advised members that as far as he was concerned there shouldn't be any problems with the location of the racks as the easiest means of climbing over the walls will be using the existing lamp posts.</p> <p>Members agreed that instead of discussing the car parking scheme project at the meeting it would be better for another meeting to be conveyed after the AGM for residents to discuss the project as it was likely there would not be enough time to deliberate on the issue at length at a committee meeting.</p>	Martin
4. AGM	<p>Members confirmed the AGM was going ahead on Wednesday, 29th September 2010 at the Round House. Martin was asked to check if the premises had already been booked by Mac who in the past undertaken the task on behalf of the TMO.</p> <p>Martin informed members that letters had gone out</p>	Martin

	<p>to residents to inform them of the AGM. Members agreed that in order to increase attendance residents should be reminded through a second round of adverts which would be posted on the notice boards a couple of days before the meeting.</p> <p>Members also agreed on the refreshment for the meeting which Martin would be purchasing i.e. soft drinks, biscuits, tea and coffee, etc. It was agreed that Sue and Flow will assist Shirley on the day with serving the drinks and coffee.</p> <p>George went through details of the rule changes which will be voted on at the AGM. According to George it will be mainly changing the rules for sub-tenants who are over 18 years to be able to become members and also the number of members required to be present at meetings to make a quorate. George informed members that any changes which are agreed by members at the AGM have to be approved by Southwark and the FSA will have to be accordingly informed.</p> <p>George also informed members that he would use the AGM to update residents on the decent home programme which according to George from the information he had gathered is likely not going to go ahead for a considerably long time. George advised members that in light of the delays it is inevitable that we can not wait for Southwark to put up scaffolding for their decent home works and then we make use of it but we will have to make our own arrangements to get our external decoration works undertaken next year.</p> <p>Members agreed that the AGM will provide a good opportunity for residents to be encouraged to join the committee and also the committee should undertake a recruitment drive in the form of a door knocking exercise after the AGM to encourage residents who are interested to join.</p> <p>It was agreed that Martin and Sue will meet with Patrick to put together a Treasurer's report for the AGM.</p> <p>Finally members agreed that George will liaise with Martin Kovats on taking the lead at the AGM when it comes to electing new members onto the board</p>	<p>Martin/George</p> <p>Martin/Flo/Sue</p> <p>George</p> <p>All</p> <p>All</p> <p>Martin/Sue/Patrick</p> <p>George</p>
4. Fun day	Members agreed that the last fun day was a success and well attended than the previous fun	

	<p>day. Members agreed it would be good to have Borough Music School back for our ceremony to official turn on the estate Christmas light.</p> <p>George confirmed that an amount of £130.00 was raised on the day to support the Bermondsey Music School which had been sent to them by the estate office with a letter to thank them for their support</p>	Martin/George
5. External meetings	George informed members about the coming TMO conference on Saturday 9 th October and encouraged members to attend. George asked members who were interested in attending to give their names to Martin	All
6. AOB	<p>Flo and Sue raised the issue about the state of the estate specifically to do with litter, the mice traps which look like they have not been cleaned for sometime and residents leaving refuse bags on the bin keeps which takes a long time to be removed by the estate caretaker. Martin responded that he had been made aware of the situation on his return from holiday when the situation got worse due to staff being left unsupervised and also Barry being on sick leave for a week without reasonable cover.</p> <p>Martin apologised and assured members that he would look into the matter and make sure it does not happen again when he is on holiday. Martin also advised members that he would be putting out new posters to remind residents on how and when to dispose of their household and recycling refuse.</p> <p>Members also agreed that Martin and Flo (as well as any other interested member) will arrange to have regular walkabouts on the estate to pick up on any estate cleaning and caretaking issues.</p> <p>Members discussed and agreed that Martin should purchase a pay as you go mobile phone to be used mainly for work purposes as it he has been using his own mobile for work related business.</p> <p>George raised the issue about delays in making purchases and also making payments due to our current system of using cheques for most of our transactions. Members agreed that in view of the fact that some companies do not accept cheque payments and also the possibility of cheque</p>	<p>Martin</p> <p>Martin</p> <p>Martin/Flo</p> <p>Martin</p> <p>Martin/Patrick</p>

	<p>payments gradually being faced out of the system it will be a good idea for the organisation to have a card with a limit which only the estate manager will have the authorisation to use for the organisation's business transactions. Martin will meet with Patrick to consider the options and report back to the committee for discussion</p>	
<p>9. Date for next meeting</p>	<p>It was agreed that the despite holding the AGM the next committee meeting which is scheduled for 12th October will go ahead but it will be a short one to discuss the outcome of the AGM and also welcome newly co-opted members onto the board and get them to complete the necessary paper work</p>	<p>All</p>