

Haddonhall Residents Tenant Management Organisation

Minutes of the Board Meeting

Date

Present	Wendy, Sue H. Rene, Flo, George, Brenda, Mike, Michael Preston	
Apologies	Ida	
Agenda item	Decision	Action by
1. Minutes of Last Meeting.	1. Minutes were not available 2. minutes for the 14 th September Approved and signed	
2. Matters arising	Michael queried our ability for quarterly reports. Wendy reported that it should be possible to provide monthly reports from next meeting.	
3. Estate Managers Report	<p>Trees: MC agreed to budget £3000 to get the priority work done.</p> <p>Garage Roof: Quote required for work</p> <p>Gutters: Quote required for work</p> <p>Smoke Alarms: MC agreed to restart checking fire alarms and renew batteries for OAP flats.</p> <p>Estate Bin: Quote required for work. More information required why paladin was mentioned instead of continue to using the current larger bins</p> <p>Strategy Policy</p> <ol style="list-style-type: none"> 1. Rene & Flo to arrange meeting with Linden 2. Discussed Later. <p>Finance</p> <ol style="list-style-type: none"> 3. Mike to deal with <p>AOB</p> <ol style="list-style-type: none"> 2. No one else expressed an interest to attend the 'Business Planning' course. 	<p>Linden</p> <p>Linden</p> <p>Linden</p> <p>Linden</p> <p>Rene & Flo</p> <p>Mike</p>
4. Staff Sub Group	<ol style="list-style-type: none"> 1. MC agreed to three year contract with First Business for HR and H&S matters. 2. New contracts to be available for approval at next MC meeting if possible 	
5. Other working groups	<ol style="list-style-type: none"> 1. Bingo group to open bank account. 2. Consultation questionnaire was presented and agreed subject to some minor alterations <ol style="list-style-type: none"> a. dog area highlighted b. spelling mistake corrected 	<p>Flo</p> <p>Wendy</p>

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6. AGM Debriefing	<ol style="list-style-type: none"> 1. Some positive feedback for Wendy and Mike via Flo 2. One new person has expressed interest in joining the MC 3. Monitoring form was felt to be too much with everything else that had to be done. Wendy to speak to Robert from Southwark. 4. AGM minutes and cover note to be sent to residents 	<p>Wendy</p> <p>Wendy</p>
6. Lighting update	<ol style="list-style-type: none"> 1. MC agreed to give contract to RL Electronics 2. Linden to ask RL Electronics to quote for replacing light timers 3. Meeting to be arranged for Robin and RL Electronics to walk around and discuss the work to be done, plus to discuss fitting options. 	<p>Linden</p> <p>Linden</p>
7. Training	Michael Preston offered to arrange training for the whole committee. 17 th January 2006	Michael Preston
8. Management Agreement	<p>Michael Preston spoke on the opportunities to take on more responsibilities ie, pest control, rent recovery, sts heating, service charges.</p> <p>MC decided there was a lot to consider and to set up a sub committee – Wendy, Mike, Sue H., Ruth And Rene.</p> <p>Sub committee to hire outside agency to advise on some of the more complex issues.</p>	
9. External Meetings	<ol style="list-style-type: none"> 1. 9th Nov TMO LC AGM Peckham Town Hall 2. 21st Nov Community forum 	Mike and Sue
Any other business	<ol style="list-style-type: none"> 1. MC meetings <ol style="list-style-type: none"> a. Agreed to continue meeting monthly b. Future meetings will be held on last Tuesday of the month. c. No MC meeting in December 2. Christmas Party at Castello. Date to be arranged – 9th or 16th December. Numbers to be confirmed. 3. Mike gave an update on what is happening with Jam Factory. <ol style="list-style-type: none"> a. Angel has now agreed to pay for tree to be pruned. b. Mike and Flo to meet with ? 	Mike and Flo
Date of next meeting	29 th November	
Signed as accurate record by Chair		Date

