

Haddonhall Residents Tenant Management Organisation

Minutes of the Board Meeting

Date 7<sup>th</sup> Feb 2007

Present	Ray, George/Stacey, Ida, Rene, Flo, Claudius, Michael P., Nathan, Tim McNally, Brenda Martin, Mr. Rezgui, Joseph Addison	
Apologies	Wendy, Mike,	
<b>Agenda item</b>	<b>Decision</b>	<b>Action by</b>
1. Minutes 10/01/07	Meeting was not quorate	
2. Matters Arising	<p>Ray spoke about the problems of non quorate meetings. George to check rules. *UPDATE Co-optees can vote but are not counted in deciding if the meeting is quorate. Rule 32a</p> <p>Rule 56 allows amendment to the rules as long as it is voted for by three quarters of the members <b>present</b>. However we are not allowed to make changes to our rules without getting written permission from the council first. This is part of our current management agreement rule 3.3 Page 1. No changes are official until they have been reported to the FSA</p> <p>Rule 45 allows a written resolution signed by all those entitled to vote at a meeting to be valid and effective as if the same had been passed at a meeting duly convened and held, and may consist of several identical documents each signed by one or more members. While this would avoid us becoming ineffective due to non quorate meetings this rule should be used sparingly.</p> <p>Rules 14 to 17 lay down the rules for 'special general meeting' (not AGM) Rule 15 requires 14 days notice.</p> <p>As a body we have an obligation to ensure we are able to function and I see no reason why we cannot call a special general meeting to vote on co-opted members if</p>	George

Haddonhall Residents Tenant Management Organisation

	they are willing.	
3. Website	<p>Nathan gave a brief presentation on the type of websites. He would provide a basic information 10 page website for £1000. Michael Preston said he would be eager to help.</p> <p>There was overall support for the idea of having a website, Ray to speak to missing members to see if there is agreement with the principle.</p> <p>*Some discussion after the meeting raised some concerns, a large proportion of the presentation was other TMO websites, but none of his own work. It was also felt the cost was excessive, though he did come recommended from Michael.</p>	Ray
4. EM Report	<ul style="list-style-type: none"> <li>• New multifunctional copier to be installed in the next two weeks</li> <li>• Changes in BT contract to better meet our needs will result in savings of £200 annually</li> <li>• A small group will look at our use of IT to suggest a more strategic approach.</li> <li>• 3 potential new committee members were invited to the meeting</li> <li>• Regional NFTMO conference coming up 13<sup>th</sup> Feb.</li> <li>• Mini schedule of rates from Mike Snowsell and Lemon &amp; Routley have been passed to the chair</li> <li>• Council have begun repairs on the collapsed drain at Rothsay Street – special thanks were given to the councillors and the TMO monitoring team for their help in pushing this work through.</li> <li>• Leathermarket have quoted £265.52 + VAT to be done twice a year March and September. Work to be signed off satisfactory by delegates from Leathermarket and Haddonhall</li> <li>• Void at 15 Prioress currently being refurbished and interviews arranged</li> </ul>	<p>Claudius, George, Tim McNally</p> <p>George</p>

	<ul style="list-style-type: none"> <li>• EM request staff to assist with clearing voids. George to check minutes to find reason why it was decided to sub contract.</li> <li>• <b>Update:</b> The original decision was made so that staff could concentrate on their tasks. Considering the high costs currently associated with voids the committee may want to reconsider this.</li> <li>• The response to the survey on removing the bench was 9 people responded 7 were in favour of its removal. As it had been agreed previously to remove if a majority were in favour work is to go ahead.</li> <li>• Police are to begin patrolling parts of the estate in response to reports of ongoing nuisance from young people.</li> </ul> <p>I have spoken to Claudius and requested that the EM report be available the Friday before committee meetings so it can be distributed with the agenda. This will give members a chance to go over the report before the meeting. Any updates or new matters can be reported at the meeting. This would allow us to concentrate on items to be discussed and members could raise questions on information items if they want to.</p>	<p>Claudius</p> <p>Claudius / George</p>
<p>5. Prize Draw</p>	<p>Funds were made available to have a prize draw for those who responded to the council questionnaire. £25 was provided by the council and as EM decided to draw three winners the committee decided to add £5 allowing £10 each.</p> <p>The draw was made by Stacey, one of the young people on the estate.</p> <p>Winners:                  273 Tabard Street                  61 Rephidim Street                  42 Rothsay Street</p>	

Haddonhall Residents Tenant Management Organisation

6. Staff Retirement	<p>This item had to be put off as no decision could be taken.</p> <p>Options are</p> <ol style="list-style-type: none"> <li>1. We decide that staff will retire at state retirement age</li> <li>2. Staff wishing to stay on after retirement need to apply annually and the committee decides on individual cases.</li> </ol>	
7. Event	<p>Roundhouse is not available.  Michael to see if he can book Hankey Place – Confirmed.  Dell boy look-a-like - £500</p>	
8. Raffle	<p>Bede House and Southwark Mediation were mentioned.</p>	
9. Major Works	<p>There is some confusion as to whether they will be replacing or repairing windows. Tim McNally to check.</p>	Tim McNally
10. Parking Update	<p>Although not present Michael did forward a one page document outlining the current status of this matter. The following is a brief outline:</p> <ol style="list-style-type: none"> <li>1. The focus group has now focused its attention on the referendum, deciding on a rough draft, review structure, timeline.</li> <li>2. The draft will go before the subgroup before the next committee meeting.</li> <li>3. This will be presented to the committee for scrutiny.</li> <li>4. The questionnaire will go out around the beginning of April, with residents having two weeks to respond. Results made public at the end of April.</li> <li>5. The sub group will then thrash out the details of the chosen option, unless they vote for no change.</li> <li>6. No implementation date given.</li> </ol>	
11. Walk around with Christina Zacharia	<p>Michael also forwarded details of his walk around with Christina Zacharia</p> <p>It is detailed so a copy will be stored with these minutes in the office if anyone wishes to check it.</p>	

Haddonhall Residents Tenant Management Organisation

	<p>Brief summary: Angel argued on some points raised whether action was needed or gave the usual bland responses. After entering the proposed block E site though Ms Zacharia's attitude changed telling Angel 'we are going to serve you with a section 215'</p> <p>Angels revised planning applications for blocks A, B, C and D plus the application for Block E will be held at the town hall on the 27<sup>th</sup> and 28<sup>th</sup> February. It is a meeting which concerned residents can attend. Michael has found funding for a mini bus so we can ferry any residents who want to attend. He is also seeking permission for representatives from Haddonhall to speak at the meeting.</p>	<p>* Although not discussed we need to advertise this to our residents.</p>
10. AOB	<ul style="list-style-type: none"> <li>• Claudius to check on alarms</li> <li>• JSI Ida, Ray and Claudius to look at</li> </ul>	<p>Claudius Ida Ray Claudius</p>
Date of next meeting	7 <sup>th</sup> March 2007	
Signed as accurate record by Chair		Date