

5th March 2015



Dear ,

Please find enclosed the agenda and previous minutes for the **General Meeting to be held on Tuesday 24th March at 7:30 pm in the Meeting Room at Southfields Library.** The Library is on the grounds of Wimbledon Park; its address is 300 Wimbledon Park Road, Southfields SW19 6NL. We hope you will attend.

At this meeting we intend to have approved New Modular Management Agreement between ourselves and Wandsworth Borough Council. As the New Modular Management Agreement is a very large document, it is only available for reading by residents at the estate office at 2 Fernwood. Please contact the office on **020 8780 9980** to make a suitable arrangements to view this prior to the meeting at the Co-operative Office.

Additionally, we also intend to ratify the Budgets for 2015-2016. We are currently getting this document approved at the board meeting on the 10th March 2015. From the 11th March 2015, it will be available to view online on : <http://www.wimbledonparkco-op.org.uk/downloads/>.

To obtain a printed copy of the Budget 2015-2016, please contact the office on 11th March 2015.

Alternatively, copies will be made available during the evening of the meeting.

We hope to see you on the 24th March 2015.

Kind regards,

Anne Bzowska
Secretary, WPC Board

Enclosures:

- Agenda
- Minutes of 15 December 2014 General Meeting
- Budgets 2015-2016 [Available on request from the 11th March 2015]



Notice is hereby given of a

GENERAL MEETING

**To be held on Monday, 24 March 2015 at 7:30 pm
In the Meeting Room at Southfields Library**

AGENDA

1. Apologies
2. Minutes of the previous General Meeting
3. Matters arising from previous meeting
4. Report from the Chair
5. MMA
6. Tree Works
7. Window Replacement
8. Budgets 2015-2016
9. Any other business
10. Date of next meeting



WIMBLEDON PARK CO-OPERATIVE GENERAL MEETING
Held on Monday 15 December 2014 at 7:30 pm
Southfields Library Meeting Room

MINUTES
Meeting chaired by Linda Osborne

Present

Board Members

Bernard Koudjo [Chair]
Linda Osborne [Vice Chair]
Anne Bzowska [Secretary]
Phyllis Edwards [Treasurer]
James Brand [Board Member]
Christina Jordan [Board Member]

Other Attendees

Chay Pulger [Estate Manager]
Rachid Bellili [Financial Consultant]
Bernard Brennan [WBC Resident Participation Officer], Diana Farley, Zhivka Georgieva, William Berry, Mary O'Shea, William Reiss, Marlene Arnese, Kathleen Ryan, Hannah Erichman

1. Apologies

Esther Jolley

2. Minutes of the previous General Meeting held on 16 September 2014 and continuation meeting held on 23 September 2014.

DF raised objections to the wording of point 4.7 Gardening. The board took note that they were felt to be complacent and dismissive of some residents dissatisfaction with the gardening.

HE raised concerns regarding the Wimbledon Park Court windows mentioned in the previous minutes. These should have indicated that this related to 1-19 WPC only.

The minutes were approved and signed subject to the above being noted in the next minutes.

3. Matters arising from previous meeting

3.1 20-51 Wimbledon Park Court Windows

BB reported that 20-51 WPC had single glazing PVC windows fitted in the financial year 98/99 but only at the back. WBC will include both front and back of 20-51 WPC to have double glazing units installed in conjunction with the double glazing major works program for 2015/2016 to the rest of the estate [except for 1-19 WPC as they have double glazing already]. WBC will write to the residents of 20-51 WPC as part of the leasehold major works consultation.

4. Report from the Chair (BK)

Achievements since September

- New estate map is in place and has been complemented on by residents
- Achievement of its best rent stats since the TMO began. Arrears at 0.11% are the lowest in the borough

- Water Tank Cleaning – Chlorination has been done to prevent legionella etc.
- Play Ground Repairs in Fernwood & Ambleside done
- Major reduction of bushes by the gardeners outside Fernwood, Allenswood, Ambleside, Briardale

Planned for the Next Three Months

- Tree Work - Delayed by the council, however, it has now been pencilled in for January 2015
- Community Payback – Free painting of boundary railings is still planned but there have been several delays which has had an impact on the initial proposed start date for our estate. We hope this work to have commenced by March 2015
- Modular Management Agreement - Aiming to complete the Management Agreement by March 2015
- Business Plan - Completion of the TMO's New Business Plan hoped to be achieved by March
- Gardening - Continued reduction in bushes by gardeners to Fort Knox, Fernwood Bin Area, Verebank and more severe cutting back of bushes adjacent to Wimbledon Park Rd will be requested.
- Tender – Payroll retendering has started.
- We are to be assessed for a nationally recognised kite mark award for being a well run TMO. We are now affiliated with NFTMO (National Federation of Tenant Managed Organisations).

5. Any other business

- None

6. Date of next meeting [24 March 2015]