



**WIMBLEDON PARK CO-OPERATIVE GENERAL MEETING
CONTINUATION OF GENERAL MEETING HELD 21 MARCH 2013
Held on Thursday, 28 March 2013 at 7:30 pm
2 Fernwood**

**MINUTES
Meeting chaired by Lloyd Bisnouth**

1. Present

Committee Members

Lloyd Bisnouth [Chair]
Marlene Arnese [Secretary]
Phyllis Edwards [Treasurer]
Jessie Griffiths [Board Member]
Mary O'Shea [Board Member]

Other Attendees

Rachid Bellili [Financial Consultant]
Anne Bzowska
Marion Brown
N. James
Sarah King
E. Kotzia
Linda Stevens

2. Apologies

Revd Canon Bill Christianson [Vice Chair]
Anne Starr [Co-optee]
Chay Pulger [Estate Manager]
Janine Newton [RPO]

Absent without apology: Stephen Johnson [Board Member], Joanne O'Driscoll [Board Member]

3. Minutes of the previous General Meeting held on 19 December 2012 and 2 January 2013

Approval of the minutes from the previous General Meeting and continuation meeting was proposed by LS and seconded by AB. The minutes were approved and signed.

4. Matters arising from previous meeting

A general discussion of the budget took place, including:

- JG asked whether WPC will be paying pensions to the employees, as they will not be required this year. MA and RB replied that the Staffing committee has not yet discussed the issue, but an amount was set aside in the budget in case it is needed.

- MB asked what sundries are. RB replied that they are odds and ends such as tea for the staff.
- JG asked about tenant voids. RB explained that the Council gives an amount to WPC to refurbish flats when tenants leave. LB noted that the flats are not redecorated, but that repairs are done if needed. Kitchens are not redone unless necessary. RB noted that WPC now generally turns flats around, from the tenant leaving to another tenant moving in, within two weeks and the cost of voids is much improved from previous years, including one in which there were 10 voids, which cost WPC £59,000.
- LS asked about the amount spent on office heating and energy. RB noted that a new supplier had been sourced, saving £588 over last year's costs. MA confirmed that the Board will look into lowering energy use.
- LS asked about the staff travel and subsistence amount. RB explained that this would be used for a staff member to travel for training. LS asked whether the money that is not used goes back to the Council. RB replied that the Council calculates costs based on what it would spend. Any surplus or underspend goes into reserves. 70% of global cost is charged to leaseholders, 30% to tenants; 100% of block costs are charged to leaseholders.
- LS asked about tree surgery; is it when someone comes to inspect all the trees? This hasn't been done for years. PE said the Gardening committee is meeting next week, and all tree work should be done this year. JG asked what happens to the amount that is budgeted for tree surgery but not spent. RB said it goes into reserves, which now stand at £229,000.
- MB asked whether the railings are going to be painted. MA noted that an amount had been put into the budget for it, but that the Board has not yet discussed it. JG noted that the dustmen run the bins on the railings when putting them back, scraping the paint. MA will mention it to CP. EK wanted a date for when the railings will be painted. MA said as the Board had not yet discussed it she could not give a date.
- LS asked about the £1000 budgeted for the playgrounds. The cleaning of the paint that was thrown into one playground last week is insufficient. RB noted that the caretakers tried to do it, to save money, but it didn't work and WPC will need to hire a professional. WPC has a jet wash but it doesn't work well in the current weather.
- JG complained that the estate looks "scruffy", and there are broken edging bricks/tiles along the paths. EK noted that she had almost fallen when she tripped over the broken tiles while they were covered in snow; she reported this to CP. LS asked whether the edging tiles could be replaced. RB asked if she reported it to CP. JG said she called the office. RB recommended making a written complaint/request in line with office policy.

5. Approved of budget for 2013-2014 financial year

PE proposed that the budget for the 2013-2014 financial year be approved. SW seconded it. The budget was approved.

6. Election of new Board members

MA noted that, as requested at the previous general meeting on 19 December 2012, the Board had made efforts to recruit additional members. She noted that that Anne Starr, Bernard Koudjo, Shaun Wilcox, and Julie Roche had previously put their names forward; Julie Roche had done so after the previous meeting on 21 March. MA proposed the four nominees; MO'S seconded the nominations. All four were elected. MA also extended an invitation to the other members present to consider joining.

7. Any other business

- MB noted that the Residents' Handbook states that all WPC staff carry photo ID but that the caretakers do not wear photo ID. MA responded that they are not required to wear it, just to carry it. She will ask CP to post photos of the staff on the bulletin boards.
- LS asked whether the Board could discuss the recent ASB in Fernwood. SW has called SNT several times regarding this but has had to go through an ID process each time, and nothing has happened. He called months ago about a noisy party in Allenswood. RB said the sergeant is aware of the problem. LS also asked whether the red bench along the pathway could be removed as it attracts people who make noise in the middle of the night. RB suggested arranging another meeting with Neighbourhood Watch and residents. SW will be the liaison. MA said the ASB problem will be put on the next Board agenda. LS asked if the next newsletter could have information about what people should do when the ASB is occurring.
- MA noted, on behalf of CP, that Del will be the caretaker during the bank holiday weekend. The office will be closed Friday and Monday.

8. Date of next general meeting (AGM) [26 June 2013]