

29 August 2014



Dear member

Please find enclosed the agenda and minutes for the **General Meeting to be held on Tuesday, the 16th of September 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.

Only items that are on the agenda will be discussed. 'Any Other Business' will be reserved for items that (a) arise after the agenda and notice are sent to Co-operative members, and (b) cannot wait until the next meeting.

On receipt of the agenda, Co-operative members may propose additional agenda items, which the Board will consider for inclusion in 'Any Other Business'. The deadline for this will be five calendar days before the meeting. If you would like to propose an item for the 16 September 2014 meeting, please send it to the Office by 3 pm on Wednesday, 10 September 2014. Members are also welcome to propose agenda items at any time, for consideration by the Board for a future meeting. This is in line with best practices and agreed with Wandsworth Borough Council.

The Board recognises that in the past General Meetings were seen by some members as a forum for maintenance and repair complaints. This resulted in long meetings discussing issues which did not interest most attendees. This may deter some members from attending. There are now several other avenues for making complaints including various methods of contacting the Office and regular opportunities to meet face-to-face with Board members.

The General Meetings have important, mandatory legal and governance purposes, and the Co-operative will be best served by ensuring those are fulfilled with as many members as possible in attendance.

Kind regards,

Anne Bzowska
Secretary, WPC Board

Enclosures:

- Agenda
- Minutes of 27 March 2014 General Meeting



Notice is hereby given of a

GENERAL MEETING

**To be held on Tuesday, 16 September 2014 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
 - 3.1. Barclays Bank Fees**
4. Report from the Chair
5. Any other business
6. Date of next meeting



WIMBLEDON PARK CO-OPERATIVE GENERAL MEETING
Held on Thursday, 27 March 2014 at 7:30 pm
Southfields Library Meeting Room

MINUTES
Meeting chaired by Bernard Koudjo

1. Present

Board Members

Bernard Koudjo [Chair]
Shaun Wilcox [Vice Chair]
Anne Bzowska [Secretary]
Phyllis Edwards [Treasurer]
Marlene Arnese [Board Member]
James Brand [Board Member]
Andrew Cook [Board Member]
Craig Nichol [Board Member]
Linda Osborne [Board Member]

Other Attendees

Chay Pulger [Estate Manager]
Rachid Bellili [Financial Consultant]
William Berry , Marion Brown, Diana Farley,
Alfred Griffiths, Jessie Griffiths, Betty
Harmasz, Stephen Johnson, Sarah King, Mary
O'Shea.

2. Apologies

Laurelle Simleit [Board Member]
Zhivka Georgieva, Kathleen Ryan

3. Minutes of the previous General Meeting held on 9 December 2013

The minutes were approved and signed.

4. Matters arising from previous meeting

CP advised the change of quorum for General Meetings from 15 to 13 is complete.

5. Approval of 2014/15 Budget

A revised budget was distributed. An item for the continuation ballot had previously been wrongly designated as a community event. This has been moved to co-op expenses. The revision was explained and several queries from the floor were addressed.

The inequality of caretakers salaries was noted and will be addressed by the board.

It was agreed that a reduction in Barclays Bank fees should be sought.

Approval of the budget was proposed by S W and seconded by MA. There was no vote. This was an inadvertent omission but a vote on the budget is not essential.

6. Report from the Chair (BK)

- BK announced that MA has stepped down as secretary. He thanked her for her enormous efforts on behalf of the residents.
- AB was introduced as the new secretary.
- BK noted that Work on business plan has stalled due to difficulty in finding times when Board members can meet, but it is a high priority and will be completed before the Annual General Meeting in June. The business plan will set out what the Board plans to do in the next several years eg painting of railings, tree works. Residents pointed out that they would like some input into future projects. PE was nominated as the contact point for residents to discuss gardening improvements.
- Re-tendering for services. MA advised that payroll and accounting services would be put out to tender as soon as the procedure for doing so was finalised.
- Drop-in 'Meet the Board' sessions have continued. JB and CN have now met with several residents and heard their concerns and relayed them to the board.
- Management agreement with Wandsworth Council has been stalled again due to Council representative's workload and inability to meet with the board . The goal is now to propose final draft to co-op members for adoption at Annual General Meeting in June.
- Window update: CP advised that in January 2014 the council's housing committee officially approved the double glazing plan. It has been pencilled in for 2015-2016. The first stage will be consulting with the residents (notice of intention) which should be in early 2015. After that tenders will be invited, and section 20 consultation will probably take place in the autumn of 2015. If there are no delays the window replacement should be started in early 2016. CP advised that Andy Pike is the WBC officer in charge of the project.

DF pointed out that Wimbledon Park Court already has double glazing but that some residents may still want new windows as the existing ones are not of a high standard. CP will enquire about the possibility of optional replacement windows for those residents.

The next newsletter will include the latest information on the renewal of the windows.

- MA reported on the survey results. There were 54 responses to date. They were very similar to the previous survey conducted by the council. Most of the questions have at least a 70% positive answer. We still need to finish tallying answers and then do analysis and note suggestions. Hope to have a summary in the next newsletter.

The entire survey document with answers and calculations will be available on the website. For those who don't have internet access, we can't print out the whole thing as it is quite large, but will make the analysis document, which will include results for each question, available for review in the office.

One thing that came out is that quite a few people said they don't attend general meetings because of the timing, so Board will look at having meetings on weekends or other times, but will have to check with Chay and Rachid about attending then.

The draw for Nando's voucher took place and was won by Alison Jones.

- CP noted that the previously mentioned additional bike shelter will be installed in the area between Fernwood and Allenswood.
- CP advised that the new recycling bin enclosures were funded by a Wandsworth Council grant. The Allenswood enclosure will be adapted as it is difficult to access one of the bins.
- BK said he would like to start having activities for children on the estate and will be contacting families to find out what they would like to have and whether they would like to participate in planning and running them. Residents expressed interest in the organising of social activities.

7. Any other business

SW reported that there was a notable reduction in Anti Social Behaviour. He will be attending the next Met Police ASB meeting on 4th April.

DF complained about the level of fly tipping and damage to the post at Wimbledon Park Court. CP said he is aware of the problems and thinks he has identified those responsible. MA stated that the strategy for bulk rubbish removal is being reviewed.

Controlled Parking Zone on Albert Drive – Council has announced this will be implemented (residents may have received letters) but haven't said when it will happen or how much it will cost for a permit. MA has contacted them to ask whether the public spaces in the car parks between Fernwood, Allenswood, and Ambleside will be included. They said not at this time but they will monitor the situation.

8. Date of next meeting [21 June 2014].

The next meeting is on a Saturday in attempt to increase the numbers of participants.