



**WIMBLEDON PARK CO-OPERATIVE GENERAL MEETING**  
**Held on Tuesday 8 Dec 2015 at 7:30 pm at**  
**Southfields Library Meeting Room**

**MINUTES**

**Meeting chaired by Bernard Koudjo**

**1. Present**

Committee Members

Bernard Koudjo [Chair]  
Anne Bzowska [Secretary]  
Phyllis Edwards [Treasurer]

Other Attendees

Chay Pulger [Estate Manager]  
Rachid Bellili [Financial Consultant]  
Members:  
Diana Farley, M Frear, M Nous, H  
Pastor, Mary O'Shea, E Mooney, S Rall, K  
Ryan, T J Sutton, S Seager, Michel Tyler, S  
Wilcox

**2. Apologies**

Christina Jordan, Z Georgieva, L Stevens, Michael Waters, B Brennan (RPO)

**3. Minutes of the previous General Meeting**

The minutes were approved and signed.

**4. Matters Arising**

**4.1 Tree Works**

A detailed post tree work inspection took place on the 3rd October 2015. L. Stevens briefly attended this meeting to specifically highlight trees on which she would like further work carried out.

On 15th October 2015 Gillon Laidlaw, (Wandsworth Council's Arboriculture Officer), carried out a re-survey and advised that the trees do not require any further work for Health & Safety reasons. He also pointed out that if any more work to the trees blocking Mrs Stevens' light were carried out then it could potentially destabilize them and affects their health which would then become an H & S concern.

The board has, therefore decided not to carry out any further work to those trees. He did, however, point out three dead trees which require felling. This additional work will be undertaken.

**4.2 Community Survey Results**

The survey was sent to all 279 households and email contacts in June 2015. Despite our best efforts to encourage residents to respond to the survey, only 19 forms were completed and returned to the office. This is less than 10% of residents. Although this was considerably fewer than we had hoped, the survey did provide good informative data as several comments and suggestions were made by the residents.

A sub-committee will analyse the survey data, identify actions and establish ways of funding the plans through community grants, if possible. We will contact and invite to the meeting those residents who have expressed an interest in getting involved.

#### **4.3 Window Replacement and external decorations**

Letters were hand delivered to all residents on the 27th November inviting them to a consultation meeting on the 16th December. The consultation meeting will have information relating to the proposed contactor, designs, plans and specification. There will be council officers in attendance to answer any questions. It is from 4:30pm-7pm at the Southfields library. Chay will do a F.A.Q summary which will be published on the website 48hrs later.

#### **4.4 Safer Neighbourhood Team AGM**

The SNT cannot attend the December GM as there are no officers available but may be able to attend the March GM. They will only be able to let us know in definite 1 week prior to meeting.

### **5. Any other business**

- Junelle (Admin-Assistant) has been made permanent member of the staff after successfully completed her 6 month probation period.
- A staffing, board and supplier harassment policy has been developed and was approved at the board meeting on the 21st November 2015. This is available on our website.
- The board is pleased to announce that the first ever motor cycle parking area in Wimbledon Park Estate has now been completed despite the poor weather conditions which delayed the progress of the work. This work has been well received by our residents and it is already in use by motor cycle / scooter owners. Furthermore, this work was at no cost to any residents as it was sourced and funded through the small improvement budget. Pictures are on the website.
- C. Jordan has stepped down from the board for personal reason but remains active as a member. We would like to thank her for her hard work.
- SW raised the issue of a scooter rider repeatedly riding noisily around Allenswood. CP agreed to mention this in the next newsletter also giving details of how to complain to the WBC noise patrol.
- DF asked if the caretakers would be able to carry out small repairs. CP advised that training for fixing recurrent problems is being considered. Contracts of employments and job descriptions will need to be altered.
- DF also mentioned that many of the recurrent repair issues relate to the heavy handedness and lack of care by the bin men. These problems should be brought to the attention of WBC as they are causing expense to the Co-op.

### **6. Date of next meeting - 30th March 2016**