



## Minutes of Wimbledon Park Co-operative Annual General Meeting held on 31 July 2024

Agenda item	Action/Outcome
<p><b>1. Attendance and apologies</b>            In attendance: Stephen Johnson (SJ), Hugo Pastor (HP), Annelise Jespersen (AJ), Philip van Wyk            John Lynch (JL), Laura Spencer, Linda Bensohn, Kathleen Ryan, Toni Causer, Elfetheria Kotzia, Max Findlay, Mark Weighall, Sue Lore (SL), Martin Lore (ML), Phyllis Hurley (PH), Michel Tyler (MT), Elfetheria Kotzia (EK), Dolly Contractor (DC)</p> <p>Idham Ramedi (IR), Estate manager            Sarah Stevens (SS), Wandsworth Borough Council</p> <p>Steven Woodcraft (SW) of Simpson Wreford, auditors</p> <p>Apologies: Linda Stevens, Harriet Lake, Assetou Nimaga</p> <p>Minutes taken by AJ</p>	
<p><b>2. Declaration of interests</b>            No interests declared.</p>	
<p><b>3. Agree minutes of meeting held 26 July 2023</b>            The minutes were agreed.</p>	<p>Action/Outcome            Agreed</p>

Agenda item	Action/Outcome
<p><b>4. Matters arising from previous minutes</b> None</p>	
<p><b>5. Presentation of audited accounts for 2023/24</b></p> <p>JL raised a question about the surplus. He said it wasn't 'free money' to be spent, and that it could not be used for the proposed improvements [in Agenda item 12]. SS said there are restrictions on how surplus money can be spent, can cover 'improvements' but not 'repairs'. PvW asked for surplus spending to be discussed under the 'surplus spending' agenda item.</p> <p>JL said the presentation of the accounts was opaque and not fit for purpose. He said they were not fine for committee to make decisions on, and that the accounts don't tell the story that they need to.</p> <p>SL said some of the surplus was from previous proposed spending on CCTV that did not happen because of changes to Council policy, and that three months of reserves are needed.</p>	
<p><b>6. Approval of accounts</b> Approval of accounts was put to the vote. AJ proposed, HP seconded. In favour: 10 Against: 0 Abstentions: 5</p>	<p><b>Outcome</b> The accounts were approved.</p>
<p><b>7. Vote to accept Clemence Hoars Cummings as auditors</b></p> <p>IR said that CHC had been chosen after a tendering process overseen by a panel of IR, SJ and HP. They are auditors for other TMOs and over three years would be cheaper than others. He said the bookkeeping/payroll contract had been tendered separately as it was best to have auditors separate from accountants.</p> <p>AJ proposed accepting CHC as auditors; HP seconded it.</p>	<p><b>Outcome</b> Clemence Hoars Cummings were approved as auditors.</p>

Agenda item	Action/Outcome
<p>In favour: 13 Against: 0 Abstain: 1</p>	
<p><b>8. Proposal that Wimbledon Park Co-operative Ltd continues as an RMO until the next AGM</b></p> <p>HP proposed that Wimbledon Park Co-operative Ltd continues as an RMO until the next AGM; AJ seconded.</p> <p>In favour: 15 Against: 0 Abstain: 1</p>	<p><b>Outcome</b> Wimbledon Park Co-op will continue as RMO until the next AGM.</p>
<p><b>9. Longest serving committee members step down</b></p> <p>LSt and HP stood down.</p>	
<p><b>10. Election of management committee members</b></p> <p>LSt proposed by AJ; seconded by SL. HP proposed by SJ; seconded by DC. LSp proposed by PvW; seconded by SJ. SD proposed by AJ; seconded by HP.</p> <p>The proposals and nominations would result in 10 Board members, and the maximum is 15.</p>	<p><b>Outcome</b></p> <p>Linda Stevens, Hugo Pastor, Laura Spencer and Shabana Dehlavi were all re-elected/elected to the Board.</p>
<p><b>11. Estate manager's briefing</b></p> <p><b>Cleaning</b></p> <p>PH asked whether the cleaners would be the same as under the previous company. IR said as their employment rights are protected the staff are the same but the supervisors are more active, and there would be enhanced supervision. SL asked if there is a guideline of what they should be doing? IR said cleaning schedules were part of the contract, and the schedules would accurately reflect what they're doing.</p>	

<b>Agenda item</b>	<b>Action/Outcome</b>
<p>IR asked residents to let the Office know of any cleaning issues as he would be having regular meetings with the supervisor.</p> <p>JL asked why the Co-op didn't employ its own caretakers.</p> <p><b>Surplus spend proposals</b>  SS said that some of the proposals were 'rechargeable' and could not be covered by surplus spend.</p> <p>JL said rubbish was strewn over the estate and suggested caged bin areas with fine mesh on a door to keep wildlife out. HP agreed and said more bins were needed.  Another resident suggested enclosing bin areas if allowed.</p> <p>IR said that a second bin was due to be issued to Lindale. He had consulted residents on where they wanted it and discussions were continuing.</p> <p>SL asked whether jet washing of stack pipes should be routine. IR said it hadn't been budgeted as routine repairs, If it was to be programmed work, would need to be budgeted from April 2025. But case such as that raised by SL would be done reactively from day-to-day budget.  SS said Council does not routinely jet wash stack pipes.</p> <p>ML asked about weeds on paths. IR said Co-op has separate budget for that and would be funded from day to-day budget.</p>	
<p><b>12. Agreed dates of next General Meetings and AGM</b></p> <p>The following dates were agreed:  GMs: 25 October, 12 February, 30 April.  AGM: 30 July 2025.</p>	<p><b>Outcome</b></p> <p>The following meeting dates were agreed;  GMs: 23 October, 29 January, 30 April.  AGM: 30 July 2025.</p>
<p><b>13. AOB</b></p> <p><b>Trees</b>  SS said IR has been chasing council tree section. Been assured that order has gone out to contractor and work is starting but no date given.</p>	

<b>Agenda item</b>	<b>Action/Outcome</b>
<p>DC said tree work been promised for two years. JL said previously only cut trees they could get access to. Need to address parking, or schedule to do one area one day, another area the next day.</p>	