



Minutes of Wimbledon Park Co-operative General Meeting reconvened on 3 April 2024

Agenda item	Action/Outcome
<p>1. Attendance and apologies</p> <p>In attendance: Hugo Pastor (HP), Annelise Jespersen (AJ), Linda Stevens (LS), Stephen Johnson (SJ), Silvia Cocco (SC), Philip van Wyk (PvW), Kathleen Ryan, Mark Weighall, Palvi ??, Michel Tyler, Susan Lore Idham Ramadi, Estate manager (IR)</p> <p>Online: Christine, Nicola James, Katie, Ruby Sethna, Dolly Contractor, Assetou Nimaga Sarah Stevens, Wandsworth Council Resident Participation Officer (SS).</p> <p>Apologies: Mary Cunningham, Minutes by AJ</p>	
<p>2. Declaration of interests</p> <p>None</p>	
<p>3. Agree minutes of previous meeting</p> <p>This was deferred to the next General Meeting.</p>	

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<p>4. 2024/25 Budget</p> <p>HP explained that there were two changes from the previous version of the budget: ‘expenses’ was removed from the ‘Committee training’ section; and the ‘Contingency’ heading had replaced the ‘CCTV’ heading.</p> <p>Michel questioned the difference between the figure for the ‘9 months to 31/12/23’ and the complete 2023/24 year, because it looked as if £136,000 should be received in final quarter, and asked if that would be the case.</p> <p>HP said he couldn’t explain the difference and this information would have to be provided by the accountants (Simpson Wreford).</p> <p>Michel said someone from the accountants should be at the meeting to answer the questions.</p> <p>IR said he would make sure that the accountants are at the next year’s budget meeting.</p> <p>SJ asked about the large increase in the cleaning budget.</p> <p>IR said it was based on Regent Samsic costs, which factored in new minimum wage. He said the cleaning contract was currently going through a tendering process and it’s possible that the new contract will be less.</p> <p>Ruby questioned the high cost for tenants’ repairs for the current year.</p> <p>IR said he thought accountants had miscoded some items that were kitchen/bathroom replacements. IR said he would confirm this.</p> <p>Vote on budget</p> <p>LS proposed that the budget for 2024/25 be approved; AJ seconded.</p> <p>10 voted in favour.</p> <p>0 against.</p> <p>X abstained.</p> <p>The 2024/25 budget was approved.</p>	<p>Action</p> <p>IR to clarify from accountants the difference between the figures for ‘9 months to 31/12/23’ and the full 2023/24 year.</p> <p>IR to confirm whether some work had been miscoded as ‘tenants repairs’.</p> <p>IR to ensure accountants are at next year’s budget meeting.</p> <p>The 2024/25 budget was approved.</p>
<p>5. AOB</p> <p>Board membership</p> <p>LS raised the need to increase the number of Board members, as it’s harder to progress work with fewer people. She said it was a priority to get more Board members.</p>	

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<p>IR said it was partly his responsibility to encourage residents to become members and/or join the Board.</p> <p>IR said there might be concern among residents because of the turnover of estate managers in recent years, and said he wanted to assure residents that he was staying for the long term, and hoped that would give them confidence that taking part would make a difference.</p> <p>IR confirmed that private tenants could join the Co-op and the Board. He said he planned to issue information to residents 'demystifying' what being a Board member was about.</p> <p>Philip said he wanted to thank IR for his work in his first six months, and to acknowledge the work that Board members do in their own time, and the time that other Co-op members put into attending General Meetings.</p>	