

GENERAL MEETING MINUTES

7-9pm, 14th April 2021

Via Skype : <http://gm.deynsford.org>

Quorum is seventeen

Chaired by Tasha

AGENDA ITEMS	
1.	WELCOME AND INTRODUCTIONS, APOLOGIES AND DECLARATION OF INTERESTS
	<p>Present : Tasha Gordon (Chair), Mark Vowles (Treasurer), Peter Dolan (Secretary), Eleri Jones, Thomas Morgan-Evans, Rob Beer, Tunde Disu, Margret Falodi, Davide Rapicano, Shaun Gillen, Cadence, Tom Billingham, Luca Zarote, Kate Damiral, Dee Gillen, Tom (surname unknown), Betty Joseph, Tracy Steadman (TMI) & Chay Pulger (Estate Manager)</p> <p>Apologies:</p> <p>Declaration of Interests – No declaration of interest noted</p>
2.	MINUTES OF THE LAST MEETING (APPROVAL)
	Minutes approved by all members present
3.	MATTERS ARISING
	1 matters arising noted by Chay Pulger. The matter is in regards to planning proposal by the council to convert the temporary accommodation to flats. To be presented at AOB.
4.	BOARD MEMBERS
	<p>The chair explained to all members who were currently serving on the board:</p> <ul style="list-style-type: none"> • Tasha Gordon (Chair), 2. Mark Vowles (Treasurer), 3. Peter Dolan (Secretary), 4. Connie Gray, 5. Eleri Jones, 6. Thomas Morgan-Evans, 7. Rob Beer, 8. Tunde Disu, 9. Betty Joseph, 10. Margret Falodi & 11. Davide Rapicano • Changes to the board are: Hannah Bruce (Stepped down 2021) and Peter Dolan is now the new secretary.
5.	BUDGET 2021-2022
	<p>Mark Vowles (Treasurer) went through the budget and also explained that in 2020/2021 the TMO are in line to make a healthy surplus of £50k+ although this was mostly due to a refund for disrepair expenditure from the council which equated to expenditure incurred in 2019/2020 by the TMO.</p> <p>No question asked by members.</p>
6.	NEW AUDITOR
	<p>Chay Pulger (EM) explained the TMO have carried out the exercise of re-tendering for the works to carry out the financial auditing for D'Eynsford TMO. The re-tendering process has established that Simpson and Wreford are the most competitive and that we will be parting ways with our current auditor (Kreston Reeves). Simpson and Wreford will be providing the same level of service but at a saving of almost £1600 per year.</p> <ul style="list-style-type: none"> • Kate Damiral asked if the new auditor would be carry out the same level of service. • Chay Pulger (EM) re-iterated that the tender specification was based of the service that we currently receive and that would include everything our previous auditor carried out. Chay also explained that due diligence was carried out i.e. back ground checks, interviews, references.

	All members present approved of the decision to appoint a new auditor.
7.	ARTICLE OF ASSOCIATION CHANGE
	<p>Chay Pulger (EM) explained that in reflection to a better understanding of TMO operation since 2015, as well as making changes to address various issues, the TMO have recommended these changes for the members to approve to its article of association.</p> <p>Reducing the quorate number from 17 to 15 for General meetings, reducing the quorate numbers from 6 to 5 for board meetings, to make the opportunity for absentee leaseholders to be able to be a member, join the board and have the opportunity to vote given that they have an investment on the estate.</p> <ul style="list-style-type: none"> • Kate Damiral raised the question about the General Meeting being proceeding with only board members present. • Mark Vowles & Tracy Steadman stated that this was discussed and the decision had been to make sure this does not happen and that the TMI team will be monitoring the TMO in regards to this concern. <p>All members approved of the decision to make the changes to the article of association.</p>
8.	CONTINUATION BALLOT
	<p>Chay Pulger (EM) stated that the ballot will be taking place from the 16th April to the 10th May. It was very important that all residents vote for the TMO if they want to continue benefiting from the TMO.</p> <p>Plans to carry out circulation of letters has already begun and also there will be door knocking in the last week of the ballot.</p> <ul style="list-style-type: none"> • Kate Damiral, Mark Vowles & Pete Dolan volunteered to assist with the door knocking.
9.	ANY OTHER BUSINESS
	<p>Chay Pulger (EM) informed all that there are plans to convert the temporary accommodation 'good neighbours house' from a 35 unit hostel to 15 properties. The works are intended to take place in 2022 and would last about 9 months. There is scope for the TMO to manage the 15 properties. It would allow the TMO to increase their allowance but also, it would make sense as they would be part of the estate. The board are discussing this as we speak.</p> <ul style="list-style-type: none"> • Kate Damiral asked what happened to the residents who were living in the temporary accommodation? • Tracy Steadman (TMI) stated that, they would have been moved to alternative temporary accommodation which could have been outside of the borough. • Chay Pulger confirmed that over the last 12 months and since the pandemic, he has seen majority of the residents being moved out and there is less the only 5 units being used at the moment. <p>Action Point 1: Tracy and Chay to provide some information about Southwark Council overall temporary accommodation strategy as a way for information for Kate Damiral.</p> <p>Tracy Steadman congratulated the TMO on their hard work and in particular it's response to the pandemic. Tracy stated the response by the TMO has been nothing short of exemplarily.</p> <p>Everyone was thanked for their attendance and the meeting was closed.</p>