

## ANNUAL GENERAL MEETING MINUTES

7-9pm, 27th September 2023

Quorum is fifteen

Chaired by Connie Gray

- | AGENDA ITEMS   | LEAD  |
|--|-------|
| <p><b>1. WELCOME AND INTRODUCTIONS, APOLOGIES AND DECLARATION OF INTERESTS</b></p> <p><b>PRESENT</b> - (17) Members) Connie Gray. Mark Vowles, Clava Jameson, Roger Richardson, Dorothy Adongo, Lyudmyla Revuka, Sandra Brown, Shola Oluwafemi, Madeline Martin, Angelo Gualdoni, Janet Blackstock, Nathan Puzniak-Holford, Thomas Morgan-Evans, Veronica Williams, Ras Kwende, Angela Elaine Belgrave, Edna Green-Akafou</p> <p><b>OTHER ATTENDEES</b> - Julia Pollington (auditors *left the meeting after agenda 6), Jackie Richards (TMI) &amp; Chay Pulger (Estate Manager), Kelly Ulllysee &amp; Devon Nicholas (TMO Staff)</p> <p><b>APOLOGIES</b> – Ellen Mary Howells, Pete Dolan &amp; Tracy Steadman</p>  | Chair |
| <p><b>2. MATTERS ARISING</b></p> <p>No matters arising</p>   | Chair |
| <p><b>3. REPORT ON PREVIOUS YEAR 2022-2023 (Article of Association, 29)</b></p> <p><b>Completed CCTV Project and now our Estate has CCTV</b></p> <ul style="list-style-type: none"><li>✓ We were able to use this to take action against residents who had fly-tipped.</li><li>✓ We have assisted insurance companies in dealing with vehicle damage.</li><li>✓ We were able to provide the police with evidence that allowed them to take legal action.</li></ul> <p><b>Partnered with Cambridge House to provide more FREE Activities</b></p> <ul style="list-style-type: none"><li>✓ We've teamed up with Cambridge House to bring you even more FREE activities.</li><li>✓ Every Tuesday and Thursday afternoon, we now offer free youth empowerment sessions.</li></ul> <p><b>Partnered with Link Age to provide more FREE Activities</b></p> <ul style="list-style-type: none"><li>✓ We now have even more activities for our residents</li></ul> <p><b>Increase the number of board members we have.</b></p> <ul style="list-style-type: none"><li>✓ We were down to the bare minimum at the last AGM, but thanks to a dedicated recruitment drive, the TMO was able to double the number of members while also acquiring some highly talented individuals with fantastic transferable skills that will really propel the TMO forward.</li></ul> <p><b>Board Away Day &amp; NFTMO Conference</b></p> <ul style="list-style-type: none"><li>✓ It was a day spent refreshing the TMO aims, objective and vision as well as starting to think of ideas for improvement projects and how we can improve the TMO Further</li></ul> | Board |
| <p><b>4. PLANS FOR UPCOMING YEAR 2023-2024 (Article of Association, 29)</b></p> <ul style="list-style-type: none"><li>• KITE MARK AWARD NFTMO (re-apply to demonstrate our commitment to good governance)</li><li>• Develop a policy for communication and engagement</li><li>• Application for new property management (hostel refurbishment)</li><li>• Improving the estate's parking</li><li>• Carrying out a estate survey to improve services</li><li>• Develop and design a new estate inspection platform for residents to be able to feedback on a monthly basis.</li><li>• Brand new estate signage</li><li>• New bike shelters (funded by a grant)</li><li>• New bin shelter (funded by a grant)</li></ul>   | Board |

### **New Community Gardener!**

- A new community gardener has arrived! Eleanor is her name, and she will be leading gardening sessions for everyone on Wednesday afternoons and Saturday mornings. Because of increased funding, we have been able to expand the gardening sessions.

### **Weekly Events**

- Free youth empowerment programme tuesday & thursday from 1 p.m to 5 p.m
- Free coffee morning
- Tuesday from 10:30 a.m. To 12:00 p.m
- Free peer dementia group
- Wednesday from 11 a.m. To 12:00 p.m
- Free yoga (over 60's)
- Wednesday from 3:00 p.m to 4:00 p.m
- Free basketball coaching
- Saturday from 3.00 p.m

### **Community events on our estate**

- Festive meal
- Halloween party
- Women's day
- Men's day
- Easter egg hunt
- Summer coach trip

5. **PRESENTATION OF AUDITED ACCOUNTS FOR 2022-2023 (Article of Association, 29)** Auditor  
The audited accounts were presented by John and Julia. They reported that the TMO had a healthy balance as well as a solid finance process and procedure.
6. **APPOINTMENT OF AUDITOR FOR 2023-2024 (Article of Association, 29)** Treasurer  
Chay and the board proposed that the auditor had done a great job and were very easy to work with and have proposed to appoint the auditor for next year. Everyone approved the decision.
7. **SURPLUS UPDATE (MMA C5,S3,S5)** Treasurer  
Auditor reported that the TMO had a healthy reserve and surplus to carry out improvement projects.
8. **CONTINUATION OF TMO VOTE (Article of Association, 29)** TMI  
The vote to 'continue as a TMO' was held, and all members present voted in favour for the TMO to continue
9. **ELECTION OF BOARD MEMBERS (Article of Association, 29)** TMI  
Margret, Roger & Clava will be the members stepping down this year. All members were voted back onto the board.
- Nathan Puzniak-Holford, Edna Green-Akafofum, Veronica Williams were interested in joining the board. Chay to contact them in due course.
10. **EQUALITY AND DIVERSITY (MMA C1,S2)** Chair  
*D'Eynsford TMO is a very inclusive community interest company, as evidenced by the attendance of our community events, which are attended by a diverse range of vibrant, multicultural residents of various ages, religions, genders, disabilities, ethnicities, and other back grounds. Our board of directors, as well as our staffing team, reflect our commitment to equality and diversity.*

**11. MINUTES OF THE LAST MEETING (APPROVAL)**

Chair

The minutes were approved by all members who attended the AGM

**12. ANY OTHER BUSINESS**

Chair

Tom Morgan Evans raised the issue of service charge being significantly big this year. EM suggested to be discussed at the next board meeting.

Angelo - Issue with their hot water cylinder and can they install their own boiler

Edna - Waste issue on the estate

Dorothy - Send letter to residents about waste management

Veronica - S&B not been in touch