

North & South Arden TMO		
<u>Minutes of AGM Meeting</u>		
Date: 20 September 2023	Time: 18:30 – 20:30	Place: Community Hall
Item		
1	Introduction John Crawley (Chair) welcomed members to the meeting and board members introduced themselves.	
2	Attendance Members Present: Steven Smeeth, Janice Brunsdon, Lorraine Dehara, Jon Crawley, Connie Dias, Susan Oakford, June Salih, Angela Austin, Irwin Austin, Sandra Durrant, Kevin Durrant, Chloe Sanderson, Victoria Powell, Chenee Parsons, Steven Yates, Leslie Sullivan, Wesley Harrison. Guests Present: Tim Upton (Hackney Council), Ying Hoang (Financials – Appleby & Wood Ltd), Margaret Ayemoba (minutes). Staff Present: Isaac Essuman (TMO Manager), Dave Channing (Cleaning & Grounds Maintenance Manager) Gary Jarret (Housing Officer). Apologies: Gwen, Betty, Iris Dealey, Levi at 34, Mrs Hill, Mrs Mignot, Malcom Grant, Zita Cistoriene, Edward Johnson, Eric Ramadi, Donna Coventry, John Hepden, Ms Bell, Levi Hawe.	
3	Minutes of Last AGM 2022 The 2022 minutes were accepted as a true record of events by members (12).	
4	Matters Arising N/A.	
5	Chair's Report Jon discussed supporting Isaac, the Coronation party and TMO wins / loses along the way. He thanked the board for its involvement and for getting things done. He stated the need for more people to focus on priorities and called for more members to join the board.	
6	TMO Manager's Statement Isaac Essuman introduced himself explaining he joined fourteen months before in July 2022, since when he has been meeting residents and other TMO managers, working with Tim Upton to address staffing issues, improving staff structure and changes made to staff. It's a work in progress with a positive future. Isaac introduces the new Housing Officer; Gary Jarrett. Due to hectic housing and tenancy management issues, two officers have been appointed, Owen Ramsay (part-time) and Gary (full-time). Gary will be leading resident-participating events such as a Christmas Carol Concert with band, gospel choir and lots of family fun with future plans for coach trips and other events.	

	<p>Estate Improvements – Hackney BC to conduct estate walkabout on Friday 29th September to discuss external improvements like signage and run down areas, to ascertain a programme of major works for every block in Hackney to be improved over the next seven years. Hackney will inform residents via newsletters and on website.</p> <p>An external company will be contracted to deep clean the estate including blocks and walkways. There are plans to bring up standards on the estate and monitor it closely with penalties for failure and sickness culture amongst cleaners.</p> <p>There are plans for costings, briefs, implementation, washing bin chambers, staffing and supervisory issues. Objections were raised to paying for deep clean but advised to keep positive as due on 30th October. Issues raised of dark lighting behind blocks attracting anti-social congregations.</p> <p><i>Action Point</i> – job description for cleaners to be displayed in newsletter / website stating what is expected from cleaners.</p>
7	<p>Accounts</p> <p>Ying Hoang from Appleby & Wood presented and summarised an extract from the annual accounts 2022/23 including the income and expenditure, balance sheet and detailed income and expenditure accounts year end 31st March 2023 for which the full document is available to the board upon request.</p> <p>Income up by £10,164. General reserve £432,353. Contingency £158,799. Total accumulated funds £591,152. Liquidity £635,195 over 12 months = £52k/month. Running costs are within guidelines and financials are all OK.</p> <p><i>Action Point</i> – consider changing telecoms from BT to Community Fibre to reduce costs.</p>
8	<p>Appointment of Auditors</p> <p>A vote by show of hands was held to keep the auditors as a true reflection of accounts (18).</p>
9	<p>Elections</p> <ol style="list-style-type: none"> 1. Continuation of Limited Company (14) 2. Continuation of Board Members: <ul style="list-style-type: none"> Kevin Durant Angela Ausitn Chenee Psaros Dalrymple June Salih Jeane Penn Stephen Smeeth Irwin Austin Connie Dias
10	<p>Any Other Urgent Business</p> <p>Why was a block letter not sent out after paint was thrown from the top floor – sent more letters, police called but jet wash did not work.</p>

	<p>Rough sleeper took 9 weeks to get rid of. Anti-social behaviour and gas bottles at Regal House. Never see estate policing.</p> <p>Yearly tenancy checks to see if right person is in the right flat. Let Isaac know if wrong tenant suspected.</p> <p>Chipped wood on banisters to be reviewed next Friday.</p> <p>Put up block notices for walk about next week.</p> <p>Help required for gardener to keep up. Needs assistant for replanting every year as no new plants or compost in the last ten years.</p> <p>Dumping and fly tipping across the estate - will be getting new signs from Hackney BC within two weeks.</p> <p>New doors after Grenfell – safe door policy being stopped by the council as all doors in Hackney are due to be replaced.</p> <p>Lights between Malcom and Miranda House need attending.</p>
11	<p>Date of Next Meeting</p> <p>Board Meeting 18th October 2023</p> <p>Next Annual General Meeting proposed 18th September 2024</p>