

Carey Gardens Annual General meeting
Thursday 20.November 2013 at 7pm.

Present:

Omar Jallow
Tina Penfold
Brian Barnes
Alf Louis
Mark Dibben
Jonathan Robertshaw
Wendy Speck
Jean Penfold
Marian Christie
Inam Khan
Glory Kissi
Maureen Halberg
Simone Rossi
Caryl Davies (WBC)
Laura Noakes (Housing Manager)
Katie Williams
Plus 10 residents

Attendance taken by Katie Williams (Co-op staff) who confirmed the meeting was quorate.

OJ opened the meeting and welcomed everyone. OJ gave special mention to Sidney Glasser who had served on the committee but had moved away to be closer to family. OJ said a small presentation had been given by the staff/committee of the Co op to thank him for all of his hard work.

Agenda

Approval of minutes of the last meeting

WS proposed and JP seconded. Unanimously approved. No matters arising.

Accounts

It was noted the Co op had gone from a deficit of £27,414 to a small surplus of £2959 in 2012/13. LN explained that the Co op was being hit by increased repair costs of residents moving out. The accounts were approved unanimously.

Appointment of auditor

It was proposed that Simpson Wreford & Partners be re appointed as the Co op's auditors. This was proposed by WS and seconded by SR.

There was a query from the floor about why the audit fees had gone up so much-from £2,536 in 2012 to £3,760 in 2013. It was explained that this had been due to additional work being undertaken to reconcile the VAT account. However LN said she would clarify.

Election of management committee

WS, MD, AL, BB, LR, TP, OJ, JR, JP, SR,MC,IK,GK & HD have nominated themselves to the committee.

Under Rule 33 (a). OJ, TP, JP stood down but have filled in their form to be re-elected. OJ invited members to join the committee. 1 resident filled out their nomination forms on the night Marian Christie who was co opted.

As less than 15 members all those nominated were elected under 34 (a) of the rules.

Proper Oils

LN gave a short talk on the proper oils container situated outside the office. Residents can collect the plastic lids from the office and place their waste cooking oil in the bin provided. The oil was then recycled which means less blockages from build up of waste fats.

Bike sheds

The committee explained that a discussion about the feasibility of installing bike sheds would be discussed at the next committee meeting and resident's surveyed.

Continuation ballot

The ballot on whether to continue as a Co op is held every five years and the estate is to be surveyed next year. The estate has been a Co op for 20 years.

AOB:

A few residents complained about the noise and water pressure problems with the demolition site at Blore Close. LN explained the demolition is nearly complete and the water burst is being looked into by Thames water. LN explained she would personally go to the site with TP to make a complaint about the noise. The water pressure issue would be monitored closely.

It was clarified that the Major works programme of kitchens & bathrooms was to be funded by the Council not by leaseholders.

A resident asked why they couldn't obtain FB4 keys from the office to access metal gates on the estate. CD advised that landlords are not allowed to issue these keys but they are available from hardware stores. BB pointed out these gates were public rights of way not fire doors.

A resident expressed his thanks to the committee/staff for the trip and party.

OJ thanked residents for attending and closed the meeting.

Signed: Orla Kelly

Date: 24/03/2015