

Hide Tower Resident Management Board Meeting Wednesday 24 February 2021 – 6.30pm.

Present

Ms I Dahl	Chair	ID
Mrs M Weldin	Secretary	MW
Mrs M Glen	Treasurer	MG
Mrs M Stephenson	Vice Chair	MS
M Mr T Weldin		TW
Ms T Mclean		TM
Ms B Grasberger		BG
Mr L Stephenson		LS
Mr S Graves		SG
Ms P Addison	Manager	PA

Apologies

Mr P Mixer		PM
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ID welcomed members to the meeting. **She** began by asking everyone if they had read the minutes of the last meeting, and if there were any queries. As there weren't any **ID** asked for a proposer **MS** proposed the minutes and **BG** second them, all members agreed.

1. Matters Arising

ID updated members on the major works, which is going well, although we need an updated work schedule as the ones displayed on the landings are now out of day. **PA** to chase UL on this, and to arrange a progress meeting with Lindsey Jenkins in the coming weeks.

We have had feedback from Keith Rouse on the drainage defects and he advised that they have been forwarded on to the repairs team.

With regards to the decorations and the replacement of the ceiling tiles, he is waiting the result of the surveys and investigation by our external consultant, M10, into the ventilation designs. In the meantime, **PA** has asked the Winch brothers to quote for the decorations of the landings and stairwells and for Colin to quote for the tiling, we can then compare prices with those of UL. If our contractors are more cost effective, we will use them.

Hyper optics have finished, and we are still waiting on the final snagging visit. **PA** to chase up.

2. Conflict of Interest

There was nothing around the table.

3. Repairs

PA gave a six week's repairs report from 1st January -24th February. 42 repairs were completed and invoiced. The expenditure was £18,332.70, this includes 2 voids one a routine void £3,330.00 and a major works void at £9,500.00 which we will be reimbursed for by Westminster.

19 repairs came in under £100.
19 repairs were between £100-£500.
2 were between £500-£2500.
2 over £2,500 (which were the voids).

The return of satisfaction sheets are low during this time only 5 received.

4. Finance

PA gave a finance report for 6 weeks 1st Jan -24th Feb.

Income quarterly allowance of	£41,915.26.
Expenditure - In-flat repairs	£18,332.70.
Communal repairs	£172.00
Materials (heaters)	£4,986.00

Admin Costs (Includes 2 rent payments) £11, 170.34.

Surplus to date from this quarter allowance is £7,386.32.
We will be reimbursed for the major works void.

Petty Cash opening balance £47.00 there has been 2 payments: 1 for £71.94 for Zoom account and 1 for £20.00 refund of parking fob.
A float of £100 was transferred in from purchases of keys and fobs.
Closing balance £55.06.

Discussed treasurer role, it was proposed that Birgit take over the treasurer role. This was agreed by all present.

3. Health & Safety

ID informed members that the meeting that **PA** had attended to discuss the trip hazards, was more to discuss the outstanding insurance claim, and how Westminster would be dealing with it. However, **PA** pushed for WCC to attend and assess the trip hazards.

Following the meeting there was a visit from Alex Robuck, tree manager, who identified 4 trees needing the roots cut back and then for paving around to be levelled out. The worst tree was cordoned off and we are still waiting for the work to be done.

ID asked **LS** and **TW** if there were any other issues they have picked up. **LS** asked about the stairwell lights now being on all the time when they used to be on a time clock and come on at night. **PA** not sure if this can be rectified but will ask UL to clarify.

BG reported that one of the garden light covers had come off and asked for it to be put back on. **PA** will ask Colin to do it.

Any other business

ID informed that Pauline has formerly announced that she wants to retire next February, so we will then have to appoint a new manager. As well as that Merv Thomason is requesting us to do a 5-year ballot, as its long overdue. This is where we consult with all residents to see if they want to continue managing the block. So, a big decision to be made, discussed around the table how committee members feel. **MS** and **MW** will stand down from committee at that time. **ID** will not want to be chair going forward with these changes, other members present are undecided.

It was decided that we consult with the residents on this, stating that if they want the RMB to continue for a further 5 years then we will need new committee members to become directors and to appoint a new manager. If we do not get any interest, then we will need to take steps to hand back to Westminster.

ID also discussed that this was the 4th consecutive meeting that Peter Mixer had missed, the rules state that if there are 3 consecutive missed meetings then the place will be terminated. **PA** to contact **PM** regarding this.

BG – spoke about the plants in the lobby that are dying, given that we must keep spending money on plants can we not get some artificial plants.

SG came late to the meeting due to technical issues and had bad audio so members could not understand him, however he expressed that artificial plants would be a fire hazard.

As there was nothing further to discuss we went on to discuss RA matters.

Residents Association Matters

ID reported that we are waiting for payments for the Resident Association fund, for gardening allowance and arial rentals. We are waiting to receive the bank statements to confirm receipt of payment.

Nothing further to report.

As there was no other business the meeting finished at 7.15pm. The next meeting will be on 7th April. at 6.30pm.