

# Styles House TMO General Meeting

11<sup>th</sup> June 2014

**Apologies:** Karen, Louise, Lou

**Present:** Zoe Chair, Philippe, Barbara, Dana Alex, Kathy, Michael, Richard TMO Manager, Ursa, Susan (Minutes)

1. Minutes from Previous Board Meeting are awaiting sign-off by the Chair. It was agreed that Louise should continue to take minutes, when they are typed up they should be circulated by Richard 10 days before each Board meeting. The minutes of General Meetings need to be circulated 14 days in advance of the meeting.
2. It was agreed to hold a Residents BBQ on 6<sup>th</sup> July 2-6pm. The TRA will pay £150 towards the costs. Philippe is to lead on the arrangements.
3. Open Gardens Weekend - we are ready.
4. Elephant Parade Wednesday 2<sup>nd</sup> July. The mechanical elephant will be visiting Styles House from about 4.45 to 5.20pm. Residents will welcome the elephant and followers with refreshments. The Social Sub-committee is to arrange. *There also could be a plants session??* On 29<sup>th</sup> June there will be a silk screen painting event to make flags for the Elephant Parade. We can serve strawberries and cream on the day. Sue agreed to distribute leaflets about the event along The Cut.
5. We can also invite Councillor Richard Livingstone, the new Cabinet Member for Housing to the Elephant do
6. The TMO is now 5 months old and it is progressing well. There are no further details on the Board Away Day yet.
7. There is a surplus from 1<sup>st</sup> quarter and it is available for improvements. Zoe suggested decisions are made on spending the surplus in September. Everyone is welcome to submit their ideas on spending. All present felt the foyer is a priority. Richard is to draw up soft costings but not quotes.
8. The drive has been cleaned and it is looking good. The power cleaner can be borrowed by residents. Richard is to record and track loans.
9. There is a lack of clarity on repairs particularly over Lengard work that is still outstanding. Richard to look into Leathermarket TMO to undertake more repairs.
10. Finance £7,500 is currently available for improvements. The repair bill is quite low at present.
11. Karen is to secure a passport in order to open bank account for the TMO.
12. HR committee: Lou, Zoe, Barbara. Richard is to attend

13. New Arts Committee: Ursa to lead. Ursa suggested regular film night, but a projector will be needed.
14. Social Committee: Sue, Chair, Louise, Michael Sue is to set up annual meeting dates.
15. A list of committees and who is on them is needed by Alex to upload onto the website.
16. Philippe raised the issue of Karen's unhappiness at the Summer House decision and move taking place while she was away. Zoe asked for a democratic process to make decisions and that agreement be reached if at all possible. Zoe suggested a Garden Committee mediation meeting which she will chair.
17. The Newsletter is ready for distribution this week
18. At the AGM in September all proposals for improvements should be in and discussed. The foyer, bin area, pathways stairs, maisonettes foyer were all suggested as areas needing improvement. The costings are to be obtained by Richard.
19. Leaks: Richard has the Council to inspect and provide a report as they are too frequent.
20. Mice issue becoming more serious unless dealt with quickly, Richard to contact council for mice removal.
21. Insert Yoga classes into next Newsletter
22. Fire Regulations in Block
23. A seaside trip to Hastings or Margate was discussed. However, there was no consensus about where people wanted to go.
24. The Social Committee need a system for BBQ use in the Summer garden. BBQs are available to residents at any time
25. Approved salary for cleaner £9.00 per house as part of London Living Wage
25. Can the side gate to the TMO hall be changed to open inwards? Murray to investigate.
26. Finance Committee needs to take detailed minutes.
27. Income Generation - we need a vision as to what we wish to achieve here Alex Zoe Chair, Sue, Ursa and Sue all agreed to work on this area.

Closed meeting 9.00pm

Next Board Meeting 10<sup>th</sup> July

Next General Meeting AGM 10<sup>th</sup> September