**McCarthy Court Management Organisation.**

**General Meeting**

**29th March 2017**

**7.00 In the Community Room**

1. **Present**

I Cohen

J Barrett

N Coombe

B Zeigler

T Greenwood

A Newbury

S Fisk

J Scarlett

B Watson

N Hook

R Ho

S Bradford

S Plumb

**In Attendance**

F Kamara

A Morton

K Klidzia

**Apologies**

A Forbes

N Sykes

1. Meeting Commenced @ 19.15 Minutes of last meeting
2. Approved by JB Seconded by IC
3. Budget

Moved down the Agenda

1. WBC Building Maintenance Manager D Exford has been on site to check on a property with water ingress the planters on two balconies will be tanked and Acrypored also there will be scaffold going up or a cherry picker to investigate the problems once this has been rectified WBC will come back to see if the works have resolved the problem.

SP stated that the old caretaker had informed him that the planters were not a good idea as they always leak

1. **SIB**

It was proposed that we apply to WBC for a SIB to have the bin chambers on Stanmer Street locked in some way. The reason being that the bins in Stanmer Street are overflowing on most days and on inspection we have found rubbish from residents in Stanmer Street and the surrounding areas dumping rubbish in them

It was agreed to have just to have the railings and coded lock at the door area only and not on the walk up area

AM to obtain revised quotes and submit to the next Coop Forum for approval if any monies are available. If not it will be taken to the Forum next year.

**Flooring in Communal areas**

Two quotes from four companies have been looked at and invited representative attended a meeting with IC and AM. We also asked to have the skirtings painted black.

SP asked about the stone floors

IC Clarified tiles are only replacing areas with existing tile(except for the top few flats that have a porch area we would be doing those as well

IC informed the meeting that the old tiles would be lifted and the floor screed applied

RH asked when this would be started

IC We hope by the end of June beginning of July

1. **Recruitment Update**

IC informed Meeting that the Cooperative were asking Brook Street to assist in the process of recruiting for the Office Manager

1. **WBC Report on Damp and Condensation**

IC talked through the report which AM and IC collated and a letter which Ida had circulated to residents (Copies of letters on table to take)

SP asked what happens when a flat becomes empty that has damp etc

IC said this will be approached as and when it happens however we will treat the problem and make sure it is habitable

NC disagreed with WBC as he has stated nothing has changed and that 33% of flats have the problem. IC said that this was not the evidence obtained and we can only present evidence that residents choose to share with us and those that chose to share it were included in the report

SP says the radiators are inadequate and it boils down to money

NC Agreed that the communal system was the best and that it is now going to be brushed under the carpet and that he has plenty of support and does not need the Cooperatives support as it has now been 2.5 years and three winters and no one has got their act together

SB asked why NC had not joined the committee and work together

NC replied no one had asked him

NC was informed that before the AGM nomination forms are distributed and all he has to do is get someone to nominate him

1. **Budget**

KK addressed the meeting and explained that the budget had been simplified and to remove old elements and codes that were no longer needed, she then gave an update on the budget position which was in good order

SP thinks the service charges are still too high

Meeting asked to proposed and second

Proposed SB

Second SF

All agreed

1. **AOB**

JS informed the meeting that the intercom keypad button for 1-42 on Banbury Street was not working when pressing 0

Meeting ended at 19.56

**Signed**

**Chair**

**Date**