



Board Meeting

25 July 2023, 18.30 – 20.30

CCRMO Office, 1 Opal Street SE11 4HZ & Teams

Present

Sherona Gayle, SG
Peter Street, PS
Julien Kroll, JK
Mike Corney, MC - virtual

In Attendance

Idham Ramadi, IR
Nigel Edwards, NE (Lambeth Council)

Minute taker

Idham Ramadi, IR

No	Item	Action
1.	Welcome & Apologies Apologies were received from Michail Nazarenko and Sally Seymour.	
2.	Minutes from 27 June 2023 Minutes approved.	
3.	Action Tracker Estate Inspection dates on website – to be made larger. Number 13 – re: mandate for Lloyds accounts. Lloyds have received the application which is currently being processed.	Idham Ramadi Idham Ramadi

<p>Number 25 – re: residents contact preference. Given a new lower priority. Deadline revised (28 October 2023)</p> <p>Number 43 – disrepair cases under Estate Directors’ report of this minutes</p> <p>Number 65 – Idham Ramadi to chase Lambeth Council with regards to the submeter.</p> <p>Number 85 – re: door entry solution. A visit with WSL was held, survey carried out, waiting for quote. To be tabled to next meeting on receipt.</p> <p>Number 86 – re: lobbying for new lifts. 30 June 2023 meeting was held. Subsequently informed that Cottington Close Estate will be included into the five year lift renewal programme. Lambeth are currently in year one which gives an estimated supply date of 2027.</p> <p>Number 92 – re: purchasing IT equipment – Idham Ramadi and Julien Kroll to work collectively outside of meeting. Name brand allowed.</p>	<p>Idham Ramadi</p> <p>Idham Ramadi</p> <p>Idham Ramadi/Julien Kroll</p>
<p>4. Community Garden Rules</p> <p>Approved subject to changes which are (and now read):</p> <ul style="list-style-type: none"> • Number 7 - The gates to the Garden will be operable with a key code (only residents will know this) <p>Peter Street to forward quotes for this.</p> <p>Locks to be removed because a resident is locking them when the garden should be for everyone’s benefit.</p> <ul style="list-style-type: none"> • Number 13 - Cottington Close RMO will not be liable either to persons or personal equipment. Any loss or damage to equipment will be chargeable to person using it. 	<p>Idham Ramadi</p> <p>Idham Ramadi</p>

<p>5. Barbecue rules</p> <p>Deposit to be amended from £20 to £30.</p> <p>The use of disposable barbecues.</p> <p>To be used up to 9pm and no later.</p> <p>Rules approved subject to the above changes.</p>	<p>Idham Ramadi</p>
<p>6. Sunday 16 July 2023 incident (Church use of Pedlar Acre PARK)</p> <p>Idham Ramadi explained that following the event, he was able to speak personally by phone with the reverend of the Church (Flames of Faith Assembly). The reverend apologised for the noise made, explained it was a one off event to coincide with the academic end of the year with the aim of helping children avoid criminal behaviour in the period.</p>	
<p>7. AGM Tracker</p> <p>Idham Ramadi explained the circumstances around Kinga Zacharska’s removal from the Board. This was</p> <div data-bbox="240 1227 967 1480" style="background-color: #4a86e8; height: 113px; width: 455px;"></div> <p>The date for the draft end of year accounts are too close to the date of the proposed annual general meeting and gives little time for Board members to discuss options on using the surplus. Idham Ramadi to make sure that the auditors are notified earlier for this to happen.</p> <p>One of the proposed projects for the surplus use is the installation of light sensors. Idham Ramadi to table a proposal to next meeting.</p>	<p>Idham Ramadi</p> <p>Idham Ramadi</p> <p>Idham Ramadi</p>
<p>8. Handbook</p> <p>Idham Ramadi to review for accuracy.</p>	<p>Idham Ramadi</p>

<p>9. Staffing update</p> <p>Idham Ramadi explained that Laurence Wood’s last day is 3 August 2023. Carlos Pinto started on 24 July 2023 and will shadow Laurence in that period.</p> <p>There will be a realignment of the patches. The West patch (Adam, Ariel, Brutus, Dumain, Fontenoy House) will be covered by Alan Razzell.</p> <p>The East Patch (Harfleur, Falstaff, Hamlet, Portia and Isabella) will be covered by Carlos Pinto.</p>	
<p>10. Residents Meeting – 27 July 2023</p> <p>Idham Ramadi to lead.</p> <p>Report to be prepared on the achievements since May’s meeting.</p>	Idham Ramadi
<p>11. Car Park road marking project</p> <p>Plan to include how to deal with non-compliance and how to mitigate against those risks.</p> <p>Julien Kroll to assist with the development of a plan outlining the car park spaces.</p>	Idham Ramadi Julien Kroll
<p>12 Finance Report</p> <p>Idham Ramadi to develop a programme to inspect stack pipes to proactive prevent leaks.</p> <p>Idham Ramadi to find out if damages caused by leaks and its repairs are covered by CCRMO’s insurance.</p> <p>Idham Ramadi to find out what the 7901 (Bank charges) are for.</p> <p>Idham Ramadi to add explanatory notes on items where current spend is close to the exceeding budget when 3 months into the year.</p>	Idham Ramadi Idham Ramadi Idham Ramadi Idham Ramadi
<p>13 30th Anniversary</p>	

<p>Idham Ramadi to develop a plan to seek more volunteers and maximise attendance. Door knocking programme.</p>	<p>Idham Ramadi</p>
<p>14 Repairs Tracker</p> <p>Future reports to include closed items.</p> <p>Query from Julien Kroll not on form. Idham Ramadi to investigate.</p> <p>A job on the contacts list did not appear on the jotform list. Idham Ramadi to investigate.</p>	<p>Idham Ramadi</p> <p>Idham Ramadi</p> <p>Idham Ramadi</p>
<p>Meeting closed 21.00</p> <p>Next meeting Tuesday 25 July 2023 at 18:30</p>	