

The Convent Co-operative Limited

Reconvened General Meeting

Venue: By Zoom / 15 Chesterton Close

Date: 12th December 2023

Time: 6.30pm

Present: Maureen Poole (MP – CHAIR), Sue Daley (SD), Andre Baran (AB), Karen Hooper (KH), Louise Spencer (LS), Cynthia Telesford (CT), Ashlea Yaw (AY), Nic Harvey (NH)

Apologies: Monica Meighan (MP), Janet Raffety (JR), Fiona Harvey (FH), Colin Thorpe (CT), Mr & Mrs. Davey (RD), Jane Wilkinson (JW), Elizabeth Stopplemoor (ES), Tom Gates (TG)

In Attendance: Sarah-Jane Field (SJF) Lorraine Hayward (LH), Daniel Bonavita (DB), Maria Martinez (MMz)

MINUTES OF THE MEETING

1. APOLOGIES

The apologies were given out as above.

2. DECLARATION OF INTERESTS

None

3. MINUTES OF THE LAST MEETING

MP Proposed, AB seconded, All agreed.

4. MATTERS ARISING

None.

5. REPORT ON BEHALF OF THE CHAIR

- a) Introduce yourself as the new Chairperson and give thanks to Monica for her many years of service, mention that she is continuing as a committee member.
- b) Three new committee members are now on board this brings up to a total of 9... but numbers are still low, so we are looking for more to increase the committee to the maximum of 15 if anybody is interested, please contact the office.
- c) Wandsworth have agreed that we can lower our quorum from 15 down to 10 and we will be having a vote on this later in the meeting.
- d) Roof & balcony works have now been completed at two of the properties to correct works carried out by third parties. The areas have now been bought back into guarantee and the costs will be recharged to the residents of those properties.
- e) A bench and digital lock have been purchased for the garden to the rear of 4 – 38 Ericcson Close with funds from the Small Improvement Budget (SIBS).

6. MAINTENANCE REPORT

- a) Bins – JW reported after attending the Borough Forum meeting that WBC plans to introduce food waste collection. Blocks' may be communal which is a concern because of vermin. Sheds - one without doors. LH said these will be looked at in the new year by a new handyman, or JTWPS.
- b) JW has started investigating what it will cost/save to update the block lighting and shift towards a more ecological system – only coming on when necessary, rather than staying on all night. She has contacted a WBC representative to find out if/when there are any plans for solar panels.
- c) LH reported we may, at long last, have found a new handyman. Meeting planned for next week.
- d) Members reported that the garden looking good.
- e) Members suggested block representatives to keep an eye on bins, landings, and lights. (SJ to add to next newsletter).
- f) Rubbish collections are not always completed properly. Residents should complain to WBC using their website.

7. FINANCE REPORT

- a) Cyc decs have started going back to WBC after handing back control of that element. This means our reserves will do down although as we were limited on what we could spend the money on, it will make little difference other than interest earned.
- b) Budget report: we are under budget, and everything looks as it should. However, the figures are not up to date. There will be a new report in the new year. We are likely to remain in a healthy place financially as there have been no unexpected costs.

8. ESTATE MATTERS

- a) Vote to lower quorum from 15 to 10 for General Meetings: AB proposes, LS seconds, all agree. The Co-op must now inform FCA about the vote and request permission from them before it can be ratified.
- b) Rule change: We must also update our agreement - add the following sentence about Zoom re. the shareholders: *If the board (or the shareholders with regard to special general meetings) of the Society call a general meeting, an annual general meeting or a board meeting, the meeting need not be held at any particular place. The meeting may be held and any votes may be permitted to be cast by electronic means or by any other practical means provided that all shareholders or board members as the case may be are properly notified and given the opportunity to vote on proposed resolutions.* KH proposes, NH seconds, all agree.

9. A.O.B.

- a) SIBS Bench and Lock have been purchased for the garden so it can open.
- b) If there are fund lefts in this years' SIBS, we will be able to request more.
- c) Fire regulations are changing and becoming more stringent. Block doors will need to be examined every year and any doors (tenants and owners) attended to if they do not meet the requirements.
- d) The front door of Chesterton keeps being smashed and costs money every time. Residents concerned someone is doing it deliberately. One resident reported someone had jumped over their fence to enter the building in the night. Members wondered if the door closure needed attending to, but LH reported it had been looked at recently.

Date of next meeting : 12th March 2024

Meeting closed 19:12

Signed...
Chairperson

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Signature: MT Poole
MT Poole (Mar 19, 2024 13:27 GMT)
Email: [REDACTED]