



Board Meeting

28 March 2023, 6.30pm – 8.30pm
CCRMO Office, 1 Opal Street SE11 4HZ & Teams

Present

Sherona Gayle, SG
Michail Nazarenko, MN
Sally Seymour, SS Virtually
Peter Street, PS Virtually
Craig Robinson, CR Virtually
Kinga Zacharska, KZ
Mike Corney, MC Virtually
Julien Kroll, JK

In attendance

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

Minute taker

Sally Seymour, SS

Invited

No	Item	Action
1.	Welcome & Apologies No apologies were received	
2.	Minutes from 31 January 2023 Moved to next meeting as Sally had not sent her comments Minutes from 28 February 2023 Approved	SS to share updated minutes

<p>Sheds that house pipework:</p> <ul style="list-style-type: none"> • Board votes to approve charging £1 per week for sheds that house pipework given they offer residents less privacy vs other sheds • Residents wishing to rent these will be required to not pile contents up too high, and ensure that at least a third of the pipes are visible • Residents will also be reminded that access will be required from time to time, and that items are left at the owner's risk <p>Residents with more than 1 shed:</p> <ul style="list-style-type: none"> • Board agrees that KZ can have a 2 month extension to vacate her additional shed, subject to her extenuating circumstances being verified by a member of the RMO staff • Other residents having to vacate additional sheds will be offered the same extension subject to verification of similar extenuating circumstances 	
<p>3. Action Tracker</p> <ul style="list-style-type: none"> • JK acknowledges the proposed go forward solution to resolve the overcharging for electricity at Portia Court, but queries what will be done about overcharging from previous years. IR confirms that leaseholders will need to reach out to homeownership services regarding activity from prior years. 	
<p>4. Estate Directors' Report</p> <p>Performance Digest:</p> <ul style="list-style-type: none"> • Idham to confirm with lawyers whether flat can be inherited without settling the outstanding service charge <p>Finance Report:</p> <ul style="list-style-type: none"> • Idham to revert on break down of uniform budget 	<p>IR to follow up with lawyers on technical features of this charge on the property to recoup unpaid service charge</p> <p>IR to confirm how uniform budget was calculated</p>

<p>Surplus Spend Update:</p> <ul style="list-style-type: none"> • NE informs board that Lambeth are exploring options for a borough wide programme of electric charging point installations. Board agrees to hold off on installing any charging points until Lambeth conclude their investigation – this is expected to happen in August 2023. In the meantime, IR is to request quotes for installation on our estate so the board can review • Board clarifies that the money allocated to ‘provision of community space’ is not allocated to any specific projects yet 	<p>IR to obtain quotes for electric charging points</p>
<p>5. 2023-24 Budget</p> <p>Board agrees to move vote on 2023/24 budget to next meeting</p> <p>Staff Pay:</p> <ul style="list-style-type: none"> • Board votes to approve increasing staff pay by a fixed percentage rather than a fixed amount. Magnitude of increase still TBC <p>Apprentice:</p> <ul style="list-style-type: none"> • NE clarifies the situation with regards to potentially having an Apprentice. IR to take it away and amend proposal accordingly 	<p>IR to update proposals to show cost of different percentage increases.</p> <p>IR to update proposal on Apprentice given NE clarifications</p>
<p>6. Residents Meeting Preparation</p> <ul style="list-style-type: none"> • SS to share consolidated summary of achievements since last meeting • PS to share agenda for the meeting 	<p>SS to share achievements</p> <p>PS to share agenda</p>
<p>6. AOB</p> <p>Secure Entrance Ways:</p> <ul style="list-style-type: none"> • JK expresses interest in exploring use of surplus to secure entrance ways of buildings that are currently open • Surplus previously allocated to CCTV could be repurposed for this as a better way to provide security 	<p>JK/IR to look for quotes</p>

<p>Entry Systems:</p> <ul style="list-style-type: none">• SS raises resident interest in electronic entry systems in buildings that currently do not have them <p>Parking Bollards:</p> <ul style="list-style-type: none">• JK raises the fact that several resident have had the bumpers on their cars damaged by recently installed bollards.	
<p>Meeting closed 20:34</p> <p>Next meeting Tuesday 25 April 2023 at 6.30pm</p>	