



Board Meeting

18 July 24, 6.30pm – 8.30pm

CCRMO Office, 1 Opal Street SE11 4HZ & Teams

Present

Michail Nazarenko, MN

Julien Kroll, JK

Mike Corney, MC

Linda Bishop (remote), LB

Steven Kerbel, SK

Jackie Steer, JS

Monifah Philip, MP

Apologies

Sally Seymour SS

KV Duong KD

Amanda Tracey AT

Sylvia Newman SN

Elvira Hernansanz Perez EH

Invited

Alison Oswald (RMO manager) AO

Nigel Edwards NE

Minute Taker

Julien Kroll via Team transcript

Name/ Item	Details
JK	Opens meeting and confirms quorum.
JK	Goes through purpose of the meeting
1	<p data-bbox="300 510 663 546">Approval of previous minutes</p> <ul style="list-style-type: none"> <li data-bbox="347 573 1310 645">• The minutes from the previous board meetings were all approved. Including the SGM meeting minutes. <li data-bbox="347 667 804 703">• JK to publish them on the website
2	<p data-bbox="300 770 478 806">Agenda Items:</p> <ul style="list-style-type: none"> <li data-bbox="300 833 1353 1415">• Presentation of Finance from Auditors <ul style="list-style-type: none"> <li data-bbox="335 891 1353 1003">○ Tom Hubscher provided a detailed review of the financial accounts, focusing on the balance sheet, profit and loss elements, and specific reserves. Discussion on costs related to boiler replacements, estate lighting, and lifts. <li data-bbox="335 1025 1353 1093">○ Board agree to focus effort on Electrical cost and review discrepancies between buildings, hire an electrician to optimise lights on timers/sensors,... <li data-bbox="335 1126 1353 1193">○ Pending invoice (old invoice). Board instruct not to pay invoices unless they are recent and justified/detailed (for legal for example). <li data-bbox="335 1227 1134 1263">○ SK asked clarification on cash availability and different reserves <li data-bbox="335 1285 1353 1352">○ Board approved the draft and final approval will be done when final version is submitted by the Auditors. <li data-bbox="335 1386 1150 1415">○ Auditors confirmed they will attend the AGM when date is fixed. <li data-bbox="300 1449 1353 2031">• JK Start the meeting <ol style="list-style-type: none"> <li data-bbox="300 1507 815 1543">1) Share of Conflict of Interest, JK and MC. <li data-bbox="300 1547 1302 1615">2) An overview of the estate Past and current situation is given by JK to bring other team member up to speed. Confidential information. <li data-bbox="300 1619 1353 1753">3) <u>Board Positions</u>: It was highlighted that JK was Vice Chair and not elected chair as Board was not complete when previous chair resigned, and election did not happen. Board agrees that JK will continue to act as Chair until next AGM and new board composition. Voted All in favour <li data-bbox="300 1758 1353 1870">4) <u>Training</u>: New board member to receive training ASAP. AO will provide contact for us to book training day. Old board member which will retire in Sept and do not want to reapply are exempt from training. Voted All in favour <li data-bbox="300 1874 1353 2031">5) <u>Rule D9 require change</u>. Board agrees to include a 12 months periods for the effect of rule D9. Which will allow members who have resigned or been removed from the board to reapply 12month after their departure. Voted All in favour Rule update will also include inclusion of remote attendance to meeting. For board and SGM. The Board acknowledge that we already accept remote vote and

attendance. **Voted All in favour**

SK to draft the rule changes. Board will review and organise FCA submission later.

- 6) Board agree to issue letter to Board candidate that were not eligible due to rule D9 and provide explanation on the 12 month period. **Voted All in favour** SK to draft letter



- 9) Ballot Organisation due. AO proposed to contract a company that can do it for ~300£. **Approved by the board. All in favour**

- 10) Idea of creating an Event committee to organise activity for the estate. Pending Names

- 11) HR committee for the recruitment will include JK, JS, EH. Nigel will join the panel if available.

- 12) Board agrees to look at temp solution to cover for Housing manager. Nigel will contact other TMO to check if they may be able to help few day a week.

- 13) Meeting is ended, remaining item on the Agenda are:

- Parking. Presentation of the project.
 - Parking: Enforcement and app. Discussion
 - Auditor Tender update
 - Lloyds, Transfer of Bike shed, CCTV and planter money
 - Addition source of revenue: need for a clear tracker of Parking, shed and bike locker.
- Presenting Max potential revenue and actual revenue

- Minute taking by external.

Action Items:

1. Follow up on financial accounts and address any outstanding legal and contractor issues.
 2. Proceed with recruitment plans for the housing officer and estate manager positions.
 3. Implement salary adjustments and communicate changes to staff.
 4. Organize community engagement events and form committees as needed.
 5. Schedule future board meetings and arrange training for new board members.
 6. Address the need for clear communication and documentation of board decisions.
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3 **Next Meeting:**

- Scheduled for the 31 of July

Additional Notes:

4 **Closing:**

- JK thanked everyone for their participation and highlight that the collaboration has been great between board members at this meeting.

Meeting closed 20:30
