



Minutes of AGM held on Thursday 21st September 2023

Online meeting using Zoom commencing at 6pm

Present:

Residents: Kathy Archbold, Ursula Deniflee, Zoe Kennedy, Philippe Chery, Dana Tabaginho, Mark Wraith, Barbara Sweet, Roger Sweet, John Kennedy
Ursula Deniflee, Donna

Auditor: John Millidge

Southwark Council Housing Staff: Jackie Richards, Tenant Management Initiatives

TMO Staff: Alethea Dougall, TMO Manager

Southwark Development: Hemali Topiwala, Grace Le

Open Communities: Maxine Bradbourne

1) Apologies:

No apologies

2) Financial Report and Annual Accounts

JM the auditor explained how to understand the financial reports. The financial statements are largely in line with expectations and with the previous years. Each year there will always be small changes but it's as expected.

The council has received an income received for the mobile phone mast, which is larger than expected as the council paid a number of years in one go.

TMO is required to hold three months reserves and has this.

The audit work is to look at the statements and spend and test them and look at the TMOs control environment. They check creditors and debtors and check all income and expenditure items. Felt that the control environment is in good shape but have made some recommendations around hiring a bookkeeper, to ensure accounts are being done accurately. May also wish to buy some software. But generally the auditors are happy and looking forward to working with everyone next year.

We move to the vote:

- 9 in favour
- Against 0

The chair thanked JM, who turned thanked everyone.

3) Minutes of previous AGM and matters arising

Only outstanding issue is the graffiti on the roof. Will look at abseiling.

We move to the vote:

- 9 in favour
- Against 0

4) Chairs report

5) The Chair's report

As per attached

6) Equality and Diversity action plan and policy

As per the attached action plan

7) TMO Membership and voting

ZK focused on being board members, encouraging new board members.

8) Election of the Board

AD took over chairing the meeting and Kathy, Mark and Dana stood down.

Kathy

Philippe nominated

Ursa seconded

Mark

Kathy nominated

Philippe seconded

Kathy nominated Dana

Philippe seconded

- 9 in favour
- 0 against

9) Frequency of board meetings

Agreed to hold meetings every 2 months.

Will look at setting up a WhatsApp broadcast group.

10) Resolution to continue

There will be a formal ballot to continue in January and people are encouraged to vote.

11) Proposed Re-development update

Council staff from the Southwark development team attended the meeting and read out the attached statement.

12) Tenant & Residents Association (TRA)

No issues

13) AOB

Update on the accountant. Finding it is taking a very long time to hear back from the people we contacted us. Suggest that we get the expensive person to get us sorted, then get the bookkeeper to take over once it's sorted out.

14) The Raffle

Philippe £10 voucher

Roger £25 voucher

Ursa £50 voucher

The meeting ended at 18:55pm.