



Minutes of 12 September 2023 Hybrid Meeting

Present in Person: SL (CM), MM (CM), BR (CM), JC (CM), ED (CM), DD, LM, CL, CJ.

Present online: AG (CM), SF (CM), MB (CM), SS (CM), SJ (CM), RB (CM).

In Attendance in Person: MC (Manager and Minutes), SJ (Finance Manager)

GO (Surveyor), SKU (Administrator)

In Attendance online: LB (Housing Officer).

Agenda Item		Action Approval Decision
1.	SL welcomed all those present. Apologies were received from, LO, CL, LW, GE and MM	
2.	Declaration of interests - none	
3.	Officers Elections – There was one volunteer for the post of Secretary so SJ is automatically elected. No one stood for the role of Treasurer and MM Agreed to cover this post but would like someone else to take the role if they are interested. There were two nominations for Chair and Vice Chair. An Election was held for these roles. SL was elected by 7 votes to 2 as Chair. SS was elected with 8 bites to 1 as Vice Chair.	
4.	Approve Minutes of 23 May 2023 Management Committee Meeting- Approved apart form spelling of one name to be corrected.	
5.	Matters Arising – BR raised the same query as she had at May meeting about the General Meeting Management Committee .	MC to clarify
6.	Action List Updates – MC went through action list, gave updates and closed actions completed.	MC to update action list
7.	AGM minutes – were provided to meeting to check accuracy before they are presented formally for approval at next AGM next year.	Members to send any updates to MC

	AGM date will be moved to Saturday 27th July	
8.	<p>Voice Group Report Back-</p> <ul style="list-style-type: none"> • The last coffee afternoon went very well and was a pleasant afternoon, next one is November. • Margate trip was enjoyed by all – SS took photos and will get permission for them to be used for Voice to put in newsletter. • Looking to book Catford for the panto trip instead of Greenwich although the block booking discounts are not so easy to work out and it has a short run, it is expected that after members contributions it will not cost more than £500. The date set is Sunday 17th December. • AJ doing next newsletter. • Budget clarification that Voice get allocated £3000 each year but underspends from last year will not roll over. • SL and JC disagree about autonomy of voice group and memory about was agreed. JC to find relevant minutes. • Jubilee celebrations – there is much to decided-venue, content, date budget should it follow formal AGM or have a different day • lots of ideas need separate meeting to discuss. • Set up a working group first meeting 10th October could move Sunday 8th October Voice meeting to this date • SL wanted to give congratulations to all the work of the Voice group members and the groups valuable contribution in bringing in new members to engage in the coop and providing events that all members enjoy. 	<p>BR to book</p> <p>JC to provide minutes</p> <p>MC to set up and promote working group</p>
9.	<p>Finance Manager Report- SJ notes that we are in a healthy financial position but need to move some investments that have matured out of our deposit account and put in to higher interest. SJ had provided some possibilities for reinvestment accounts JC says he is aware of accounts with much higher returns than SJ has found such as NSNI who offer 6% at the moment, JC thinks need to look outside banks that have been slow to offer good rates and advises SJ to look on Martin Lewis website.</p> <p>SL says he has been approached about the staff pay rise and said it had left a bad taste as he felt having lower rent rise impacts on the staff negatively. Other members agree and SL would like SJ to produce some figures for providing staff with a one off bonus that then will not affect wage bill</p>	<p>SJ to provide some more info for next meeting about investment accounts</p> <p>SJ to provide figures for next meeting</p>

	going forward. SL suggests staff have £1000 each but would like to know effects of tax on the award and how much it would be worth after tax.	
10.	<p>Manager's Report – MC gave some updates to the report, there were no questions.</p> <p>Housing Officer Report – SL says Lenesa needs to focus on waiting list and having applicants ready to offer to save on void loss – SJ has set up a WHATSAP group to arrange visits in the next few weeks</p> <p>Maintenance Report- GO wanted to ask Committee to agree to him gaining some drawings for the windows he cannot photograph himself (due to angle or obstruction) to form part of the planning application he has had 2 quotes one for £19k and the other for £12k . This includes the planning application which cost £238 per dwelling. GO notes that he has split the window programme into three phases the first being 4 houses that don't need planning permission, the other two phases will be more problematic as in conservation area and hard to photograph ourselves. JC will ask a contact if it is possible to get these photos using a drone that may be a cheaper option and will get details off GO.</p>	<p>LB Members to carry out visits</p> <p>More discussion needed</p> <p>GO, JC</p>
11.	Away Day – is 23 September 20 out of 25 places have been taken last chance for MANCOM members to sign up before the last few spaces get offered out to wider membership.	MC to offer to all Members
12.	Approval of Meeting Minutes Policy – approved by all apart from 1 person who had not read the policy – approved.	
13.	AOB none	

Signature..........Date.....22/10/2023.....

