

Maunsel (Fourth Co-Ownership) Housing Society Ltd.
Committee Meeting held on Monday 13th June 2022 via Zoom at 7.30pm

Present: Bella Murray (BM), Judith Blakeman (JB), Robert Larkin (RL), Michael Lynas (ML), Philippa Collie-Cousins (PCC), Billie Dainton (BD), Ben Lamb (BL).

Guests: Olivia Cox - Minute Taker, Marie Travers (MT), Russell Mulchansingh (RM), Charles Samuels (CS).

1	Apologies - Denise Heywood (DH), Jennifer Jeffrey (JJ), George Tormod-Little (GTL), Rick Fisher (RF).	
2	Re-decs	
3	Dog at number 30	
4	AOB	BM, MT

2. Re-decs: CS was able to join the call but the sound quality was poor. It was decided a further meeting would be called in person to discuss the external major works and fence projects. MT explained to the Committee that CS is currently analyzing final figures. Last week, MT sent out an e-mail asking for any snagging issues following the re-decs. One person came forward, this transpired to be regarding the fencing around their bin area, which is actually not part of the project. Another came back regarding a mortar repair that still needs to be addressed. Mark Alexander is going to prioritise this.

MT also told the Committee that the portaloo has gone missing. MT has been assisting with access to CCTV. The area in question (Bartle Road) is not covered by the Square's CCTV, so MA approached the garage owner. MA to pursue this with police, they would have to pay £2000 in insurance excess.

MT updated the Committee re fences - CS has approached around 4-5 companies for quotes, of which two have come back with a quote. A third is expected to come back with a quote this week. RL asked whether the quotes are for the total Square being re-fenced or whether it is just the areas needing immediate attention. MT confirmed that this is for the total Square.

3. Dog at number 30: MT introduced the issue and noted the comments that were received from David Fleming, regarding the breach of lease. BM noted the issue of

setting a precedent if Andy is allowed to keep the dog. BM thinks either WS must stick with the rule and actively discourage people from having dogs or drop the issue - e.g. Sarah is really keen to have a dog. BM also noted that there is a dog quite regularly (as a guest) next door to her. WS's position remains that dogs are not permitted as per the lease.

4. AOB

(i) Summer party date - MT requested a date to work toward. BM suggested a Saturday in September. MJ also suggested a "Wesley Square's Got Talent", which was done a few years ago. MJ to send round a circular. The summer party was decided to be the 10th September, around 12pm. MT to draft and email some Committee members would like to invite external guests.

(ii) Homeless person - BM brought the issue of the homeless man to the attention of the Committee. Currently he is sleeping in St Andrews Square. BM reported that she emailed the police earlier in the evening with relevant contacts, since the man is still coming to WS to use the water. The problem with this is that he is getting naked for showers. BM noted that anyone who witnesses this must contact the police.

(iii) Soffits - MJ raised the issues of the soffits by the front door in the lower flats. Chris and MJ have asked MA for a quote for taking off the bottom panel, insulating, and replacing the panel. This has come back as £1202.40, or £500 per soffit. ML raised the issue of asbestos - MJ clarified that there is no asbestos. MJ to liaise with MT re cost.

(iv) New chair: BM asked MT whether it is better for JMW Barnard to have a Chair or a Treasurer. It was agreed that the primary essential position is a Treasurer to support the managing agent. MT suggested re-visiting this in the September meeting. BM further suggested the committee take a vote on CS, after the difficulty with getting fencing quotes. Committee to look toward getting a new chair in September.