**Annual General Meeting**

**Tuesday 29TH September 2020 held via Zoom due to Covid19 pandemic**

 **Those Present**

**St. John’s Way**

 Sandi Phillips (SP), Rosetta Hall (RH), Margaret Deasy (MD), Victoria Gamble (VG), Nasreen Halim (NH), Joanna Faulkner (JF), Solitaire Davies (SD), Frewoyne Afeworki

**Duncombe Road**

Tim Bleach (TB), Joe Heekin (JH), Rose Heekin (RH), Sally Mijit (SM), Christine Warren (CW), Annette Mencke (AM), Joanna Faulkner (JF)

**Partington Close**

No residents

**Mulkern Road**

Ashlea Turpin (AT)

Michelle Jackson (MJ) – Co-Op Manager

Claudius Opadarian (CO) – Islington Council

Meeting commenced at 6.30 pm.

Minutes from last year’s AGM were proposed by TB and seconded by MD.

1. **Welcome & Introduction**

SP introduced herself as Chair of the Co-Op, went on to thank all attendees for joining the Zoom meeting.

SP said that the pandemic has impacted on our community.

SP gave a big thanks for all of those who had supported all front- line staff during Covid19.

She stressed how important it is for neighbours to look out for each other during these very difficult times as we face on-going challenges.

SP said that we are now living in the ‘new normal’, and as a Co-Op, we will continue to build on progress and maintain our high standards.

1. **Annual report & Audited Accounts**

SP took all present through the annual report that she had and the summarised version of the audited accounts, commenting that the full set is available in the Co-Op office by request (email or hard copy).

SP advised that the information contained in the audited accounts will give those who request a copy the opportunity to compare the Co-Op’s financial spend in the last financial year and compare it with the spend in 2019-2020.

SP commented that in the last financial year, the Co-Op had three properties that became void. One of those required substantial works. This was because it had missed out on a number of decent homes programmes on kitchens and bathrooms, so both of these needed to be replaced as well as other works.

SP explained the purpose of the Co-Op having financial accounts, the fact that the spending is monitored by the Management Committee. They are provided with financial reports at every Committee Meeting, which gives them the opportunity to scrutinise the month to month spend.

The Co-Op work closely with the Council. MJ and CO meet periodically, and discuss operational matters and address any issues.

SP highlighted that there was an overspend on voids. This was largely due to the fact that one of the three voids that we had in the last year needed extensive work.

SP gave a special mention to AM and her continued work in the ‘Elthorne Peace Garden’ and the Co-Op office ‘Fairy Garden’.

SP discussed that the Co-Op had increased cleaning of the blocks due to Covid19. She informed all that the big blocks were now getting cleaned three times a week, and the small blocks twice a week. Cleaning now also includes; sweeping of and mopping of balconies, cleaning of glass in the block doors and cleaning of window sills. Sanitising of door entry systems, hand-rails/bannisters and door handles has been increased.

In addition, one sanitiser dispenser will be installed in each block.

SP asked for residents to let MJ know if they knew of any local Contractors who may be interested in becoming one of the Co-Op’s approved Contractors.

SP said that rent arrears were down on the previous financial year.

SP discussed Elthorne Pride – and said that it is a resident led initiative. They have many activities available; Arts & Crafts, Bingo, Day Trips, and much more. (Unfortunately their activities have been impacted by Covid19).

Elthorne Pride have grants available to local residents of up to £500. More information is available at; Elthornepride.org.uk.

SP said that TB is also a member of Elthorne Pride.

Neighbourhood Watch – is led by AM. The focus is on keeping residents safe.

They hope to have a virtual meeting on 30th September 2020.

New Build – Mulally the appointed Contractors start site preparation work in November 2020.

Demolition of the Community Centre and old school Caretaker’s cottage – January/February 2021 on Buxton Road and preparation for building works.

Main construction works start in Spring 2021.

Completion of new homes in early 2023.

SP commended that the Co-Op’s resident Celia Facey has done sterling work for our local community from St John’s Community Centre for many years. It is a huge loss to the community that St John’s Community Centre is being demolished due to the new build.

SP suggested that it would be very fitting if residents nominated Celia for the Mayors Civic Award in recognition of her services to the local community.

1. **Appointment of Auditors**

The meeting voted unanimously to retain our current auditors Georgiades Charalambou & Co for the coming year. Agreed

1. **Continuation Vote** – The meeting voted unanimously on a show of hands for the Co- Op to continue to manage the housing stock. Agreed.
2. **Management Committee Step Down and election/re-election of officers** – RH stepped down as Committee Member.

All of the other current committee members re-standing for current office were re-elected. SP was re-elected as Chair, AT was re-elected as Treasurer and TB as Secretary other officers on Management Committee re-elected include MD, NH, VG, JH and AM. Agreed.

CO explained how the Council and the TMO Team are operating during Covid19.

They will continue to work from home until January 2021.

1. A.O.B

CO will let the Co-Op know when the next Audit is due.

There being no further business, SP thanked everyone for attending and closed the meeting.

There being no further business SP thanked all for attending and the meeting was closed.