

**DECISION LOG OF THE BOARD MEETING**  
**28<sup>th</sup> June 2022**

5.1	It was agreed that AW & SH will meet with CB weekly over the coming 6 weeks to cover off matters o/s and provide guidance and a thorough understanding of the hand-over notes / instructions provided by J Gill. are fully understood.
5.1.1	It was agreed that AW would continue to sign-off all spending over Q3 and ensure the spending cap relating to the EM is fully observed to avoid any repeat of the Ex FM's transgressions. This will continued and potentially reviewed at the 6 months probationary review before any BOD sign-off.
5.1.2	It was agreed that SH would meet and direct CB to implement a traffic light system for approvals across all projects and resident requests. Meeting frequency tbc.
5.2	Alterations to Studio. It was agreed that any plan for any alteration proposals should be prepared for reviewed prior to any agreement, and thoroughly costed for budget consideration in 2023.
	LS Rota. AB agreed to meet with CB on 30 <sup>th</sup> June to go discuss what is required from the EM and LSS in the construction and appropriate staffing is area
5.3	MD has been appointed LSS and appointed by CB commencing 16/05/22
	It was agreed that SH will review CB's cost saving plans for painting the interiors of the blocks. SH to measure v the 10-year budgeted plan and individual blocks.
	It was agreed that that it would be the BOD preference that SM be invited to return to the EA team, once his sabbatical is completed.
5.4	SH to discuss an opportunity to obtain community funding MD has proposed to CB and to report on any possibility.
5.5	J Goldacre has been appointed Financial Manager to commence 19 July 2022, she is to be familiarised with all aspects of the budget and will provide oversight on all NEMC spending.
5.6	AB to speak with CB on staff recruitment and staff turnover planning where necessary to ensure the rota is fully populated.
6.2	BOD agreed banking mandate additions will be limited to AW, JG and SG
6.4	It was approved for SG to apply for JG to be included on the Mandate. Our experience is that this is a lengthy process with the bank.
6.5	Estate Insurance. It was agreed that SH. AW & JG will meet with the Insurance Broker to gain a better understanding of alterations / updates and explore opportunity's to reduce the expected increases in premiums.
6.6	AB & SG to discuss legal costs and insurances and the policy excess
6.7.1	Articles of Association. BOD agreed to circulate to all directors for suggestions and amendments. LFBB confirmed authority to proceed with updates / changes.
6.7.2	All discussed the consequences of the cross-site Fob entry system security and the software no longer being supported along with the upcoming BT changeover from analogue to digital which will affect all entry gates. The LS system is 6 years out of date and good-governance requires

	<p>change. All discussed numerous resident requests for strengthened site-security and the support this received at the AGM. CB met with our cross-site CCTV provide and identified the upgrades needed and the blind-spots to be covered.</p> <p>SH &amp; CB to established a hierarchy and timeframe for events which can be shared with residents. Residents requesting greater detail or expressing an interest in the upgrades to be informed.</p>
6.7.3	SG to send to SH a list of docs which need uploading to the Nether Edge Living Website, including the recently created registration doc's for Landlords to register their tenants.
7.1	All agreed to adopt SH's new version of the making changes to your home request doc on the basis that the approval for scaffolding erection is included, requiring that Scaffolders provide a copy of PLI doc's prior to any work commencing.
7.1.1	SH to upload agreed doc to NE Living website and discuss with CB the Victoria Court S20 and confirm progress on Chimney's
7.1.2	SH to discuss with CB the Victoria Court S20 and confirm progress on Chimney's
7.2	Electricity and sub meters, garage owners survey. AB & AW to follow up on this with CB, with a view to ensuring owners are each accurately billed for power consumption. The survey we have tells us the consumption is inequitable.
7.4	77AG continued discussion. Following advice, we must insist on a response to the circulated spreadsheet. All fwd communications to be copied to LFBB
7.5	All fwd communications with 77AG to be copied to LFBB. Resolutions have been identified and are being resisted
7.6	67AG SH update on grill replacement. - All agreed to leave the vents as they are, covered in Perspex. Consideration will be made to introducing the grille's SH & SG have identified and have quotes for when next it is opportune to do so
7.7	Drop-ins clarification. These have ceased until such time as there is a demand (one resident requested to join the last one) Website to be updated accordingly. SH & CB
8.0	<p>BOD ratified the following decisions taken by email</p> <p>69AG Application like for like bathroom replacement-Approved</p> <p>65AG Application like for like bathroom-Approved</p>