

Pegasus Gate Resident's Committee

Minutes of Committee Meeting 1st October 2025 4pm

Attendees

Paul Herber, Sue Herber, Sue Newey, Andrea Locke, Sky Curry, David Delany

1. Conflicts of Interest

None

2. Apologies

Doreen Cummins

3. Matters arising from Previous Minutes

- Creaking Roof - Status Ongoing - since 8th January 2025
This continues to disturb residents of apts 43 & 44.
Wayne has taken this right to the "top" of his company (Amiri) and it is presently being battled out.
The theory is that it is the frame of the green roof. The green roof is dying/dead as it has not been maintained.
Action: Pegasus Management
- Fire Alarm Incident Friday 28th February 2025 approximately 20:00 -
Status Ongoing - since 5th March 2025
The question still remains as to how the "safe to leave" instruction is communicated to residents in the case of a false alarm. We believe the Fire Service will respond to this.

Statement from Alan Scott:

"There is no safe to leave instruction given from the fire service (who ultimately will be silencing the alarm and inspecting the zone that was activated) as they cannot practically knock on everyone's door to inform them. Whilst the communal fire alarm may be audible to a number of residents the rest of the building will be unaware. An element of common sense is required in so much as if the fire alarm is heard and time has passed, a resident who decides to leave should proceed with caution as the corridor doors will be closed and the lift grounded. In circumstances where a member of staff is on site then it may be prudent to update residents in the immediate vicinity via phone or a door knock, however, we cannot expect or ask this of the fire service when these situations occur out of hours. Always remember that if there was a genuine emergency that would affect you, the fire service would ask you to evacuate."

From Sue O'B:

We also have a Fire Risk Assessment coming up next week and will raise this question with them. I will get back to you when I have more information.

My Response to Alan & Sue:

Thank you for this.

However, this is in contradiction to the "Stay Put" instructions on Page 31 of the Home User Guide which states that:

If you hear the alarm in another part of the building, but not in your apartment, you should remain in your apartment unless you feel at risk or are told to leave by the Fire Services.

When residents hear an alarm, or in the case of those not on the lower floors hear the fire doors shutting, they are not aware whether it is a real fire or a false alarm. Your suggestion "An element of common sense is required in so much as if the fire alarm is heard and time has passed, a resident who decides to leave should proceed with caution" is not a Stay Put instruction.

Therefore, as a minimum, I think Pegasus should issue a formal statement to all current and future residents that this is the case.

Action: Pegasus Management

- Water coming down external walls and turning surface green in apts 9, 30, 31 - Status Ongoing - since 2nd April 2025
The newsletter of 13/6/25 says that Muno (the Development Manager) is in discussions with Amiri for a solution.
Apt 31 has had a mould cleaner sprayed on. This has cleaned it up but the source of the problem remains.

Action: Pegasus Management

- Entry system to Pegasus Gate – Status Closed
Proposal by Charles Salter for Installation of a Double Door Entry System
Pegasus Management are not prepared to pay for this. If Residents want it they have to organise and pay for it themselves.
- Gate to rear car park – Status Ongoing – since 4th June 2025
The moving of the aerial so that the remote fobs work more efficiently is in hand and waiting to commence.
Users report that the left hand gate (as you enter) is very slow to open and ask if anything can be done about it?
It is felt that the gate needs a thorough overhaul.
Action: Pegasus Management

This should be addressed as a matter of urgency as it is a security issue.

- Front door problems – Status Ongoing – since 2nd July 2025
The front door is still an issue and has been found open on occasion.
Sue O'B is to speak to Alan about this.

This should be addressed as a matter of urgency as it is a security issue.

Action: Pegasus Management

- Crack in front door glass – Status Closed
Replaced Tuesday 30th September
- Dead tree round the side – Status Ongoing - since 12th August 2025
Sue O'B will talk to the gardeners. PMN Sept 2025 - Should be addressed during the Autumn
Action: Pegasus Management
- Carpet in corridor by lounge – Status Ongoing - since 12th August 2025
The newsletter No 51 29th August - due to be cleaned in September.
Action: Pegasus Management

4. Matters Raised by Residents

- Category – Not to be forgotten (NTBF). These are items that have been on lists or reported or recorded many months ago or just neglected.
Hob/Kitchen fan discharge system
There is no kitchen fan discharge system although the kitchen supplier provided a connection. It should have been piped through the outside wall.
At present the fan vents above the cupboards under the ceiling gradually building up grease, dirt etc which will only get worse as time goes by depending on how much cooking is done. There does not appear to be any scheduled maintenance or cleaning to compensate. Can Pegasus Management please comment.
Action: Pegasus Management
- Could Happy Hour start a little later? A sheet will be put out for residents to comment on their preferred time.
- Residents would like Alan Scott to please provide a run down on the latest service charges figures issued.
Action: Pegasus Management to please arrange

- If any residents are interested in playing Bridge or forming a Bridge club, please contact David (apt 39) or Bill & Joanne (apt 42).

- **Solar Panels**

Would it not be advantageous to install solar panels. Can Pegasus Management please comment.

Action: Pegasus Management

- Imheat email of 30th September 2025

This was not sent to all residents.

Action: Paul to contact Imheat to find out why

- Flooding Incident of Monday 29th September 2025

We are told this seemed to be caused by rubbish/debris in the system blocking the valve. Yet, Rendseco supposedly flushed the system only recently. The residents would therefore:

a) like a status report on this incident as to why there should still be rubbish/debris in the system

b) like to know the likelihood of anything similar occurring again.

It was fortuitous that the incident was discovered during the evening as if it had gone on overnight, it is more than likely some permanent damage would have occurred.

Action: Pegasus Management

5. **A.O.B.**

- Happy Hour 31st October 2025 6pm

6. **Date of Next Meeting**

Wednesday 5th November 4pm in the residents' lounge.

Meeting closed 16:45pm