

Pegasus Gate Resident's Committee

Minutes of Committee Meeting 6th August 2025 4pm

Attendees

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

We welcome new member Sky.

1. Conflicts of Interest

None

2. Apologies

None

3. Matters arising from Previous Minutes

- Creaking Roof - Status Ongoing
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.
Action: Pegasus Management
- Fire Alarm Incident Friday 28th February 2025 approximately 20:00 - Status Ongoing
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.
Action: Pegasus Management
- Water coming down external walls and turning surface green in apts 9, 30, 31 - Status Ongoing

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 – Statue Ongoing
Proposal by Charles Salter for Installation of a Double Door Entry System

During the winter the constant opening and closing of the entry door makes the entrance foyer very cold. This is particularly uncomfortable for Sue O'Brien in her office. Even though the door has been adjusted to be single opening and she has a heater, her office remains very cold. The proposal is that another set of double doors be constructed inside of the present set of doors.

The new set of doors to be on a sensor so that they open/close automatically. The current exit push button will probably need to be resited.

An emergency alarm button may be required in the void, in case of door failure.

Whilst works were being carried out it may be necessary for entry/exit to be via the buggy store.

The Committee requests that Pegasus architects visit the premises and provide an opinion.

Action: Pegasus Management

- Gate to rear car park – Status Ongoing
The gate now opens if there is a fire activation.
The stanchion has been tidied up.
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?
Action: Pegasus Management

- Front door problems – Status Ongoing
The front door is still an issue and has been found open on occasion.
Sue O'B is to speak to Alan about this.
In addition, there is a crack in the glass.

Action: Pegasus Management

- General cleaning – Status Closed
The lift is cleaned when Chelsea visits (Wed & Fri).
Sue O’B has full confidence in Chelsea.
- Ventilation System– Status Closed
All apartments have now been serviced. Sue O’B does not think our vents would work with a remote control.
- Water Butts – Status Closed
These are on order.
- Ventilation System (apts 39 & 44) – Status closed
The fan boost in the kitchen and bathrooms appears not to be working. These have been adjusted.

4. Matters Raised by Residents

- Birdbaths
Can we please have some birdbaths in the garden.
Action: Pegasus Management
- Bin Store
It is very smelly in this area.
Can the bins be professionally cleaned on perhaps a 3 monthly cycle?
Should we double bag every thing?
Action: Pegasus Management
- Topiary in rear garden needs attention
Can the gardeners do this? Also, there is a dead tree there.
Action: Pegasus Management
- Carpet in corridor by lounge
Although small areas have been cleaned, it is starting to look very grubby. Perhaps the whole corridor needs a proper carpet cleaner

on it? Are there plans to possibly replace this at regular intervals as it does get a lot of traffic?

Action: Pegasus Management

5. A.O.B.

- We would like Alan Scott to attend a coffee morning.
- Happy Hour Friday 29th August 2025 6pm

6. Date of Next Meeting

Wednesday 3rd September 3 pm in the residents' lounge.
Meeting closed 16:21 pm