

Pegasus Gate Resident's Committee

Minutes of Committee Meeting 2nd July 2025 3pm

Attendees

Paul Herber, Sue Herber, Doreen Cummins, Sue Newey, David Delaney

1. Conflicts of Interest

None

2. Apologies

Andrea Locke

3. Matters arising from Previous Minutes

- Creaking Roof - Status Ongoing
This continues to disturb residents of apt 43 & 44. Ongoing since November 2024 despite things being checked! Wayne has some ideas as to what might be causing this. We remain hopeful.
Action: Pegasus Management
- Fire Alarm Incident Friday 28th February 2025 approximately 20:00 - Status Ongoing
Meeting with Fire Service 12th June 2025. A brochure was handed out. Residents who attended found it interesting and useful. 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
- Door handles sticking in apt 30 - Status Closed
Now fixed

- Water coming down external walls and turning surface green in
apts 9, 30, 31 - Status Ongoing
This is ongoing and someone did try, unsuccessfully, to clean it up
but it stains every time it rains or when upper rooms have their
windows cleaned . The fault lies in not having the balconies sealed
so that drainage only comes down via the drain holes.
The newsletter of 13/6/25 says that Muno (the Development
Manager) is in discussions with Amiri for a solution.
Action: Pegasus Management
- Wild flower area. - Status Closed
The newsletter of 13/6/25 says that the gardeners are going to
address this.
- Would residents like a Table Tennis table - Status Closed
No further response
- Excess chalk in the water – Status Closed
Appears to be a problem since the recent power outage. Please let
us know if this affects you. Note that several residents have
installed water softeners as they found the water very hard.
No one else has commented, except to say that they acknowledge
that the water is very hard. The only solution is to install a water
softener.
- 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

- Updated list of names and phone numbers - Status Closed
Newsletter 20/6/25. Pegasus don't want to do this due to data protection. The committee will take this on board.
- Defib training – Status Closed
Planned for 11th August 2pm.
- Gate to rear car park – Status Ongoing
This has failed to open on occasions. Does it need a service? The stanchion requires tidying up.
Although this was serviced on 18/6/25, it is still causing issues. The line of site to activate the system is not direct. It needs an aerial to send the signal to the box. The stanchion still remains a mess.
Action: Pegasus Management

4. Matters Raised by Residents

- Front door problems
The front door was wide open at 8:15 am 2/7/25. In addition, there is a crack in the glass.
Action: Pegasus Management
- Window Cleaning
Having just received the proposed dates from Sally I was disappointed to see the infrequency of these visits - it seems a long time gap between cleaning etc.
Do you think this is reasonable and a normal timescale for a building of this size or is cost cutting in progress?
The Committee felt that this timetable was satisfactory.

- General cleaning
The lift might not be being cleaned as well as could be.
Some paper had been on the floor for a while.
Turns out that this was quite well stuck, and a floor mop would not have been sufficient to remove it.
We know that Chelsea has the cleaning contract. We wondered what her remit is? i.e. we don't tend to see the floors being washed as often as previously.
Action: Pegasus Management
- Water Butts
We would like Pegasus to consider installing water butts. Surely it goes along with recycling?
Action: Pegasus Management
- Ventilation System (Apt 21)
I saw the electrician when he was working in the main switch room. I mentioned the ventilation system which is getting worse in our apartment-shower room steaming up more and more.
He was surprised that the ventilation system was not on his maintenance list as it has now been running for at least 1.5 years. It should include checking fan and controls and cleaning inlets (4 per apartment) and filters (if any??)
The electrician said in some places each apartment has a remote to turn the ventilation on and off easily.
Action: Pegasus Management
- Ventilation System (apts 39 & 44)
The fan boost in the kitchen and bathrooms appears not to be working. At least, there is no increased volume of extraction apparent as in other apartments.
Action: Pegasus Management

5. A.O.B.

- It is requested that Alan Scott visit every 6 months or so.

- AGM Friday 25th July 6pm followed by Happy Hour.

6. Date of Next Meeting

To be decided by the (new) committee after the AGM.
Meeting closed 15:50 pm