

Pegasus Gate Resident's Committee

Minutes of Committee Meeting 3rd September 2025 3pm

Attendees

Paul Herber, Sue Herber, Sue Newey, Andrea Locke, Sky Curry, Doreen Cummins

1. Conflicts of Interest

None

2. Apologies

David Delany

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 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.

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

Action: Pegasus Management

In addition, there is a crack in the glass.

Newsletter No 49 15th August – A quote to fix the glass has been accepted. Date to be arranged.

- Bin Store – Status Closed
Hurrah! The bins have been emptied. The bin cleaning company X-Forces are due tomorrow.
- Topiary in rear garden needs attention – Status Closed
Topiary has been pruned.
- Dead tree round the side – Status Ongoing
Sue O'B will talk to the gardeners.
Action: Pegasus Management
- Carpet in corridor by lounge – Status Ongoing
The newsletter No 51 29th August - due to be cleaned in September.
Action: Pegasus Management

4. Matters Raised by Residents

None

5. A.O.B.

- Alan Scott is attending 10th September time tbc.
- Happy Hour 26th September 2025 6pm

6. Date of Next Meeting

Wednesday 1st October 4pm in the residents' lounge.
Meeting closed 15:10 pm