

Pegasus Gate Resident's Committee

Minutes of Committee Meeting 5th February 2025 3pm

Attendees

Paul Herber, Sue Herber, Doreen Cummins, Sue Newey

1. Conflicts of Interest

None

2. Apologies

Andrea Locke, David Delaney

3. Matters arising from Previous Minutes

- Banding of our properties for Council Tax – Status Closed but extra information available - Two residents (one of a 1 bedroom apartment, and one of a 2 bedroom apartment) have had their Banding confirmed as F.
- Kitchen Extractor Fan – Status Ongoing
A Bosch engineer has visited apartment 44 (Paul & Sue) and discovered a fault with the motor. This is to be replaced at the end of the month. This matter will be reported on again after this has occurred.
- Electricity Meters not able to be automatically read by power companies – Status Closed
Individuals to contact their own supplier if they require this.
- Heating System – Status Ongoing
All residents have received their refund.
Residents still have not received any operating instructions. This is causing problems for new residents and occupants of the Guest Suite.
Pegasus Management should give urgent priority to this.
Action: Pegasus Management
- Issues with patio doors - Status Ongoing
Currently observed in apartments 31, 42 & 44. Water ingress causing swelling & staining of sills on patio doors. Water on metal strip. Draughts at bottom of doors. Apartment 44 first reported staining and swelling 21/10/24, again 27/11/24 and again with water on metal strip and draughts 8/1/25. Fault keeps getting closed, but issue is not resolved!

Update - Apartment 44 is to have their door sills removed to try and identify the problem. New boards will be supplied to replace the damaged ones.

- Fire Doors – Status Ongoing
These have still not been fixed
Action: Pegasus Management
- Creaking Roof - Status Ongoing
This is being investigated by Pegasus. This matter will be reported on again after this has occurred.
- Front Doors – Status Closed
The doors seem to be working OK. The opening mechanism has been changed so that just one door opens. Should there be a need to have two doors open, residents are to contact the Buildings and Community Coordinator

4. **Matters Raised by Residents**

- Balcony and Gutter Cleaning – Status Ongoing
Many balconies and gutters were not cleaned as expected on 3/2/25.. The cleaning company are due to return sometime (TBC) to clean the ones they did not previously clean.
Action: Pegasus Management
- Kitchen taps – Status Ongoing
At least two apartments (apt 21 & 30) have problems with their kitchen taps. Fixing are coming loose. Pegasus have attempted a fix, but it has not worked.
Action: Pegasus Management

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

- Fire Policy – This was issued 5/2/25, but Sue (apt 44) would like the opportunity to discuss this further, preferably with a Fire Officer. She will raise this separately with the Buildings and Community Coordinator.
- Broken USB connection – Resident to raise with Buildings and Community Coordinator.
- Garden Benches – These keep blowing over in the wind. Can they not be secured to the ground?
Action: Pegasus Management

Happy Hour 28th February 2025 6pm.

6. Date of Next Meeting

Wednesday 5^h March 3 pm.
Meeting closed 15:50 pm