

Pegasus Gate Resident's Committee

Minutes of Committee Meeting 5th March 2025 3pm

Attendees

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

1. Conflicts of Interest

None

2. Apologies

David Delaney

3. Matters arising from Previous Minutes

- Kitchen Extractor Fan – Status Ongoing
A Bosch engineer has visited apartment 44 (Paul & Sue) and replaced the motor. The unit is still tripping.
Action: Pegasus Management
- Heating System – Status Closed
Instructions received from Rendesco.
- 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.

- Balcony and Gutter Cleaning – Status Closed Completed.
- Kitchen taps – Status Ongoing
At least two apartments (apt 21 & 30) have problems with their kitchen taps. Fixing are coming loose.
Apt 30 now fixed
Apt 21 still ongoing – various attempts have been made, unsuccessfully.
Action: Pegasus Management
- Fire Policy – Status Ongoing
This was issued 5/2/25, but Sue (apt 44) would like the opportunity to discuss this further, preferably with a Fire Officer. Raised with the Buildings and Community Coordinator.
- Garden Benches – Status Ongoing
These keep blowing over in the wind. Can they not be secured to the ground?
Action: Pegasus Management

4. Matters Raised by Residents

- Fire Alarm Incident Friday 28th February 2025 approximately 20:00
 1. Some residents on the ground floor, on hearing the alarm, were unsure what to do and went to reception. Some residents on the ground floor did not hear the alarm.
 2. On the 2nd floor, Apt 44 heard a banging noise. Opening the apartment door to investigate the source, we could hear the alarm sounding in the distance. We saw that the fire doors had closed. We were unable to hear the alarm inside the apartment. We “stayed put”.

Apparently the fire brigade arrived. No one told us it was safe to leave our apartment.

It was observed that the fire doors are still not shutting properly. Note that Pegasus has been aware of this since September

Action: Pegasus Management – The “stay put“ policy is all very well and good – but how long for? No one told us it was safe to leave. How do residents know when it is safe to leave? And if there were a real fire how do the Fire Service know who is in?

Action: Pegasus Management - to reiterate the “stay put” policy to all residents

Action: Pegasus Management - Ensure Fire Doors shut properly.

5. A.O.B.

- Rendesco Heating Instructions meeting – Well attended. These need to be assimilated by the residents. No actions at present.
- Budget Discussion meeting – Well attended. The committee felt that this had been well explained. Thank you to Alan Scott.
- Cracks have been observed in the upper surface cover of several of the skylights.
Action: Pegasus Management
- Happy Hour 28th March 2025 6pm.

6. Date of Next Meeting

Wednesday 2nd April 3 pm in the residents' lounge.
Meeting closed 15:35 pm