

Pegasus Gate Resident's Committee

Minutes of Committee Meeting 1st July 4:00pm

Attendees

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

1. Conflicts of Interest

None

2. Apologies

None

3. Matters arising from Previous Minutes

- Creaking Roof - Status Closed
Remedial action completed. Watch & wait now.
- Fire Alarm Incident Friday 28th February 2025 approximately 20:00 - Status Ongoing - since 5th March 2025
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. Please read the minutes of 4th February and 8th April for the full history of this.

Our reply to Alan Scott 13/3/26

Since the alarm only sounds on the ground floor, residents on other floors may only become aware that there has been an "incident" if/when they hear the fire doors banging shut, or if they leave their apartment and see that the fire doors have shut. They are not able to hear if the alarm continues to sound or if/when the alarm has been silenced to indicate "all clear". If the alarm were to be audible on every floor then your response would be more appropriate.

** Update 3/6/26 - The committee would like a better explanation as to the reasoning behind the decision to not have alarms on all floors.

Action: Pegasus Management – this action has now been in place for over a year!!!!

- Apt 40 reports that stones, moss and felt are coming off the roof onto the balcony. Status Ongoing – since 5th Nov 2025
Please read previous minutes for the full history of this.
Action: Pegasus Management to try and find a solution as some debris is quite large
- Apt 28 reports an intermittent knocking noise in the kitchen/living area. Status Ongoing – since 5th Nov 2025
Please read the minutes of 8th April for the full history of this.
Action: Pegasus Management to investigate urgently

- The garden fence is falling apart. Status Closed. Now fixed.
- Some ventilation fans are quite noisy. Status Ongoing – since 8/4/26
At least 10 apartments needed the fan to be replaced for proper performance. Follow-up needed?
Action: Pegasus Management
- Pegasus Gate Branding. Status ongoing - since 8/4/26
Is the correct address for the apartments not “Pegasus Gate”? Deliveries have not arrived as the signage outside refers to Lymington Gate. Also, paperwork received from Pegasus e.g. service charge, budgets etc refers to Pegasus Lymington Gate. This should this not be Pegasus Gate or Pegasus Gate, Lymington?
** Update 1/6/26 - This is down to Sales. We asked them before and they were not prepared to alter them. Approach again??
** Update 3/6/26 - The committee is not happy with this answer. What is the name of this place? The correct name should be on the door, on all outside signs and on all communication to residents. When completing on line forms the address offered is xx Pegasus Gate not xx Lymington Gate. Deliveries are not finding us because of the incorrect signage.
Action: Pegasus Management
- Residents currently pay 4 separate bills. Status ongoing - since 8/4/26 service charge, car parking, cage storage & Im heat. Why can we just pay one bill?
Action: Pegasus Management
- Daikin Units bleeder valves. Status ongoing since 3/6/26.
When Daikin serviced the unit recently a resident was told that several units that slowly lose water will need a bleeder valve replaced. Follow-up needed ??
Action: Pegasus Management
- Daikin Units guarantee. Status ongoing since 3/6/26.
When does the guarantee period for the Daikin unit expire. Who is responsible for fixing problems after the guarantee period? The individual or is the cost added to the overall service charge?
Action: Pegasus Management
- Balconies. Status ongoing since 3/6/26.
The balcony fixes have not solved the problem with water running down the walls. It is still occurring. The walls will soon turn green again.
Action: Pegasus Management
- WhatsApp group? Status Closed. WhatsApp group now up and running.

4. **Rendesco heating/cooling System**

Many residents have had issues with ceiling units leaking. A team of Rendesco engineers have been here this week fixing the problems. They have discovered a catalogue of faults that should have been rectified during their many previous visits. An email has been sent to Alan Scott stating the residents dissatisfaction with the shoddy workmanship and obvious lack of testing of the system. David D, Paul & Sue are meeting with Alan next week to discuss this. The following questions are put to Alan:-

- Who installed the ceiling units and passed off the standard of the work (particularly as we believe this to have been the first such system to have been installed and as such should have been subjected to a higher standard)?
- After the initial problems in 2024 who was responsible for checking the work.
- Why did you not respond to us more urgently?
- What is the ongoing situation with regard to future problems with the heating/cooling systems?
- At whose expense will work be carried out?

5. Other Matters Raised by Residents

- Missing/wrong plugs in basins (apt 10)
- Heating/cooling units not even connected (apt 9 & 10)
- GSHP unit leaking since 7/6/26. Still not fixed. No cooling. (apt 21)
- Noisy condensate pumps (when working) (several apts)

Action: Pegasus Management

6. AOB

- Communal Lounge cakes & biscuits.
Cakes are often not eaten and not all are contributing the £1 towards them. However, biscuits are disappearing fast. Sue O'B has suggested that she puts out biscuits and that those who eat them contribute £1 every so often towards costs. She will also put this in the newsletter.
- Happy Hour Friday 31st July 6pm
- Paul's birthday bash (fizz & cake) Friday 7th August 12:30pm. All welcome.

7. Date of Next Meeting

Wednesday 5th August 4pm in the residents' lounge.
Meeting closed 16:25 pm

** Updates added this month