

Pegasus Gate Resident's Committee

Minutes of Committee Meeting 3rd June 2026 4:15pm

Attendees

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

1. Conflicts of Interest

None

2. Apologies

Doreen Cummins

3. Matters arising from Previous Minutes

- Creaking Roof - Status Ongoing - since 8th January 2025
This continues to disturb residents of apts 43 & 44 (which now has an inspection hole in the bedroom ceiling).
Also Apt 40 and probably 41 (unoccupied)
Please read the minutes of 4th February for the full history of this.
Update 25/2/26 – Wayne visited with the structural engineer. The engineer is to produce a report on his findings.
** Update 13/5/26 – Wayne visited with another engineer (2nd opinion). The engineer is to produce a report on his findings.
Action: Pegasus Management
- 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 the minutes of 8th April for the full history of this.

Update 18/3/26 – Pegasus Pest control company have been contacted. Although they don't perform this work themselves, they have a sub contractor who maybe able to help. Sue O'B is discussing things with them.

**** Update 1/6/26** - Sue O'B is in touch with the contractor and continue to chase up. She will update ASAP.

Action: Pegasus Management to try and find a solution as some debris is quite large

- No sign of a wild garden yet? Status Closed

**** Update 1/6/26** - The trees in the pots on the lower patio have been removed and the surviving one has been planted in one of the beds near the terrace. Gardeners will buy replacement shrubs better suited for pots. Dawn will bring the bee bombs with her this week to scatter and hopefully grow!

- 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 Ongoing – since 4th March 2025

Paul Dent has held the fence up with a batten. The fence apparently belongs to the neighbours and will be repaired when their building work is complete.

** Update 1/6/26 - Hopefully the neighbours will repair the broken fence, but nothing can be done now because the scaffolding is right up against it.

** Update 3/6/26 – It is not this part of the fence that the committee is referring to. We will clarify next week.

- Some ventilation fans are quite noisy. Status Ongoing – since 8/4/26

** Update 1/6/26 - All fans were serviced last week and this week.

This should highlight any issues which Rentec will include in their report. Some adjusting has been done which should reduce noise.

** Update 3/6/26 – However, when Rentec serviced the ventilation fan recently, a resident was told that at least 10 apartments needed the fan to be replaced for proper performance. Follow-up needed?

Action: Pegasus Management

- The low tables and chairs on the patio. Status Closed

** Update 1/6/26 – These will not be replaced. If they are, it will be a service charge cost.

- Another small (glass) occasional table in the lounge would be useful. Status Closed

** Update 1/6/26 – There is a small glass table by the door of the lounge. Also one in Sue O'B's office if needed.

- 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

- The collar on several kitchen taps keeps working loose. Status Closed
** Update 1/6/26 -These problems are reported and repaired as they arise. Not sure they can all be checked. Residents with problems to report to Sue O'B.
- Cover in Sue O'B's absence. Status Closed
** Update 1/6/26 - Unfortunately, Emma has ongoing health issues, so Sue O'B has been covering Holmwood more than usual. When staff book annual leave, there is time to organize cover. However, because Emma suddenly went off sick and Sally was already booked elsewhere, Sue O'B covered for a few weeks. Sue O'B has a week off in July and Emma will be covering Lymington then, not Sally. She will try and make up the time Sue O'B has spent there.
- Budget Meeting 11/3/26. Status Closed
** Update 1/6/26 - Alan's response from last month: The budget for 2026 and 2027 remains the same (£2,500), however, full costs have not been incurred against this cost head because Pegasus Homes Sales is covering the cost of the phone lines and broadband service into the development. This cost head caters for Office Telephone, Office Broadband and Managers Mobile Phone. When Sales leaves the site, the development will bear the cost of the office phone line and broadband (including the lift phone line). At this point Pegasus Homes Operations will organise payment for these services via the Service Charge. It is important that the budget shows the 'potential' cost to the leaseholders, however, any costs not incurred under this cost head will remain in the service charge account. For example, in 2025, only £1,468 of the cost head was used with the balance remaining in the service charge account.
- 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
- Over table light in corner of communal lounge needs replacing. Status Closed

4. Matters Raised by Residents

- 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

- 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

- Why do the gardeners cut the grass on the very hottest day causing burn up.?

That's the day they are contracted to do it.

- 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

- Would you like to be part of a residents' WhatsApp group? Please let Paul know if you would.

5. AGM

- The AGM will be on Friday 31st July at 5:45pm. All welcome. This will be followed by happy hour at 6:00pm

6. AOB

- Happy Hour Friday 26th June 6pm

7. Date of Next Meeting

Wednesday 1st July 4pm in the residents' lounge.
Meeting closed 16:47 pm

** Updates added this month