

# **Pegasus Gate Resident's Committee**

## **Minutes of Committee Meeting 6th May 2026 4pm**

### **Attendees**

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

### **1. Conflicts of Interest**

None

### **2. Apologies**

David Delany, Doreen Cummins

### **3. Matters arising from Previous Minutes**

- Creaking Roof - Status Ongoing - since 8<sup>th</sup> 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 4<sup>th</sup> 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.  
**Action:** Pegasus Management
- Fire Alarm Incident Friday 28<sup>th</sup> February 2025 approximately 20:00 -  
Status Ongoing - since 5<sup>th</sup> 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 4<sup>th</sup> February and 8<sup>th</sup> 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.*

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

- Water coming down external walls and turning surface green in a number of apartments - Status Closed  
Walls have been cleaned.
- Apt 40 reports that stones, moss and felt are coming off the roof onto the balcony. Status Ongoing – since 5<sup>th</sup> Nov 2025  
Please read the minutes of 8<sup>th</sup> 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.  
**Action:** Pegasus Management to try and find a solution as some debris is quite large
- No sign of a wild garden yet? Status Ongoing – since 5<sup>th</sup> Nov 2025  
Please read the minutes of 8<sup>th</sup> April for the full history of this.R  
Update 18/3/26 – Sue O'B will speak to Dawn's Lawns again w/e 20/3/26.  
**Action:** Pegasus Management
- Apt 28 reports an intermittent knocking noise in the kitchen/living area. Status Ongoing – since 5<sup>th</sup> Nov 2025  
Please read the minutes of 8<sup>th</sup> April for the full history of this.  
**Action:** Pegasus Management to investigate urgently
- Mud from the roof is being deposited on the balcony of Apt 40.  
Status ongoing since 4/2/26 – Status Closed see above comment.
- The garden fence is falling apart. Status Ongoing – since 4<sup>th</sup> 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.

**Action:** Pegasus Management

- Apt 29 – Dangerously uneven floor in hallway. Status Closed  
Work underway to correct this.
- Apt 29 – Loud droning noise in bedroom. Status Closed  
Work underway to correct this.
- Apt 29 – Water turning cold when using shower. Status Closed  
No problems reported recently.
- The dead tree. Status ongoing - since 8/4/26.  
This was removed but what happened about the replacement possibility of one from Christchurch Jan 7th?  
Also there is a dead ornamental tree (near apt 12). This needs replacing.

**Action:** Pegasus Management

- Some ventilation fans are quite noisy. Status ongoing - since 8/4/26  
Possibly the bearings are wearing. Can all fans please be checked?  
**Action:** Pegasus Management
- The low tables and chairs on the patio. Status ongoing - since 8/4/26  
These are not used as residents find them difficult to sit in.  
Can they please be replaced by higher level tables and chairs?  
**Action:** Pegasus Management
- Another small (glass) occasional table in the lounge would be useful.  
Status ongoing - since 8/4/26  
**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?

**Action:** Pegasus Management

- The collar on several kitchen taps keeps working loose. Status ongoing - since 8/4/26

Can they all please be checked.

**Action:** Pegasus Management

- Cover in Sue O'B's absence. Status ongoing - since 8/4/26  
Sue provides cover for Holmwood, but rarely does anyone cover for Sue. Why is this?

**Action:** Pegasus Management

- Budget Meeting 11/3/26. Status ongoing - since 8/4/26  
Alan ran out of time. Can the high cost £2,500 for the Office Telephone please be explained?

**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

#### **4. Matters Raised by Residents**

- Can all residents please ensure that all boxes are compressed before putting in the recycling bins.
- Can all residents ensure that the correct items are put in the correct bins. Newspapers, milk bottles, envelopes etc are being put in the normal household waste bins.
- Over table light in corner of communal lounge needs replacing.

**Action:** Pegasus Management

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

- £50.44 was collected for Lymington Hospital Friends. They thanks us for thinking of them. A new collection box has been placed in the lounge.
- Happy Hour Friday 29<sup>th</sup> May 6pm

## **6. Date of Next Meeting**

Wednesday 3<sup>rd</sup> June 4pm in the residents' lounge.  
Meeting closed 16:25 pm

\*\* Updates added this month