

St. Mary's Church, Dalmahoy
Minutes of the Vestry Meeting 6th March 2023

This meeting was a hybrid of zoom and in person from the rectory.

1. Attendees:

Rev. Christine Downey
Lord Morton
Pippa Crichton
Margaret King
John O'Connor
Steven Haigh
Denis King
Wilma Brown

2. Apologies for Absence:

Anne Clapham

3. Opening Prayer and Welcome

Christine said a prayer and welcomed the attendees to the meeting. Christine at this time informed Vestry that Ann Donoghue had officially resigned from her role as lay rep. A congregational meeting would be needed asap to elect a new lay rep, this will be held one Sunday after the service.

4. Minutes of 9th February Meeting

There was no errors or omissions noted from the minutes.

The minutes were thereafter approved by the meeting and will now be filed and displayed as normal.

5. Matters Arising from Previous Meeting

- **Treasurer update:** Gavin continues to work with Gordon in getting the accounts all switched over.
- **Legacy Fund money:** The funds may well now be needed for renovation of the cottage, so no need to look into investment at the moment.
- **Cleaner for the hall:** Margaret finally had some positive news to share. Carole and Margaret have been in talks with a cleaning company that do one off cleans / deep cleans. They have been given a quote of £140 for them to do a deep clean on the kitchen appliances and all the floors. Margaret request that these funds be made available and vestry agreed.

Steve did ask how Carole felt about still doing the majority of the cleaning. Carole stated that until a solution is found she is happy to continue.

A suggestion was made that volunteers could be asked to lend Carole a hand on the occasions when she does a large clean of the hall. Vestry agreed that this seemed like a sensible idea and will be looked into.

- **Heater Trial Update:** The conclusion was made that the heaters need to be lowered to their recommended height for better efficiency. Carole will look in to this with an aim to hopefully having it done during the warmer time of year so that if they have to be out of commission they won't be missed.
- **Vestry away day:** The away day was a great success with plans put in place for St Mary's Charitable given. It was agreed that 7% of congregational giving will be donated to charity. This percentage will then be reviewed in June. The aim is to be able to get back up to 10%.

The congregation will be asked for nominations of Charities they wish to donate to. These will need to be put forward by the end of May to be discussed and decided at the June Vestry.

Something else decided at the away day was to reinstate the flower rota and people making donations towards the church's flowers. Carole and Margaret will have all the details.

- **Rectory Electrics:** No progress has been made as Done and Dusted are extremely busy at the moment.

6. Other Matters from Christine

- **Rectory Cottage:** Graham who used to rent the rectory cottage has recently passed away. As such the cottage will be empty and big decisions need to be made. The rent that the cottage was generating was £350 per month, this had remained the same since 1997.

The cottage is currently in need of a lot of work as in its current state it is not rentable. An approximate quote has been provided for the refurbishment of £20,000 - £30,000, plus 15% contingency fund. This is including converting it from 1 to 2 bedrooms, improving its rentability.

Once completed the rent achievable is approx. £1,000 £1,300 per month for a 2 bedroom.

There are many things that need to be done in the interim. The property needs to be cleared out and the council needs to be contact regarding the council tax.

A meeting regarding the plans needs to be organised between, Christine, The Bishop, The Dean, Lord Morton, Carole and Denis. Denis will confirm date of vacancy.

Decisions will then need to be made regarding how St. Mary's pays for the work needed. Do we use the funds left to us by Blackie or do we apply for a loan, but incur interest. The decision will be made at the next Vestry meeting.

7. Treasurer Report

Denis distributed his report which showed that the 28th February 2023 balance in the General Account was £61,328.46 (£55,680.91 previous month)

There was £48,720.36 held in restricted funds or for other specific purposes, leaving £12,608.10 in unrestricted funds. (£7,044.80 previous month).

The St Mary's Trust Account stood at £843.54 (previous month £903.54).

- Mar Thoma are now fully paid up.
- £6,087 was received in to the account, this is the reclaim of VAT on the secondary glazing and organ tuning.
- £1,500 quarterly grant received from the Douglas Trust.
- £368 received from Diocese.
- £558.59 half yearly disbursement received from SEC Unit Trust Pool
- £83.84 was received as the final payment from Blackies estate.
- £500 donation was received for a laptop to be purchased for Ben to help with streaming of the services.

Annual income to date: £47, 260 (includes £12,454 from Blackie's Estate)

Annual Expenditure to date: £34,234

Carole asked Denis if we had received any donations as a result of sending out the Friends of St. Mary's leaflets in December. Denis stated there was one donation around Christmas time that could have been as a result of that.

Denis mentioned Gift Aid Donations and the need to get some new up to date Gift Aid forms out and completed. Information will also be put into the next In Touch.

8. Community Engagement Team (CET)

- **Easter egg hunt:** this is currently being organised.
- **Summer concert:** An idea was suggested by Ella, to hold concerts in the grounds or in the hall one Friday every month during the better weather. This is very much in the early stages but is being progressed.

9. Fabric Report

- **West Church Window:** It has been pointed out to Carole that there is an issue with the west window. There is obvious condensation on the Invisitherm and what appears to be small holes or splits on the external glazing. This will require a specialist to come in and fix. This will be looked into.
- **Car park:** Steve, Carole and Graham did spend time clearing the car park and Carole feels much happier that the trip hazards have been removed and the car park looks tidier.

11. Lay Rep Report:

- Nothing to report.

12. PVG Report:

- Nothing to report.

13. AOB

- The next Vestry meeting has been bought forward to Monday 27th March as the 3rd April is Holy Week. The meeting will be the last hybrid between zoom and the rectory. It will be held in the hall from Monday 1st May.

Date of Next Meeting: The next vestry meeting will be held at **7.00pm on Monday 27th March 2023.**

Due the darker evenings the meetings will take place via Zoom or at the Rectory until May.